



Lydd Croft, Castle Vale  
Birmingham, B35 6PW

Offers in the Region Of £180,000

# Castle Vale

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OFFERED FOR SALE WITH NO UPWARD CHAIN this home is an absolute must for viewing. Lovingly maintained throughout no viewer will be disappointed with the scope of home on offer. Ideally located for a range of local amenities to include schools, convenience shopping, road links and access to Birmingham, this home has it all.

The property briefly comprises; extensive frontage, entrance hallway with stairs off, bright front facing lounge, dining room with kitchen leading off providing a range of matching base and wall units with integrated appliances.

To the first floor are three good sized bedrooms, bathroom with white shower suite and to the landing extensive storage.

Outside to the rear is a low maintenance garden featuring paved area with garage benefiting from right of way rear access, additional parking is also provided to the frontage. Viewing is strictly by appointment via Paul Carr Erdington.





## Property Specification

THIS THREE BEDROOM FAMILY HOME WITH AMPLE OFF-ROAD PARKING TO FRONTAGE AND GARAGE TO REAR BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.16m (13'8") x 3.83m (12'7")

Kitchen 2.78m (9'1") x 2.70m (8'10") max

Dining Room 3.87m (12'9") x 2.15m (7'1")

Landing

Bedroom 1 3.59m (11'9") x 3.09m (10'2")  
plus 0.90m (2'11") x 0.90m (2'11")

Bedroom 2 3.77m (12'4") x 3.00m (9'10")

Bedroom 3 2.72m (8'11") max x 2.70m (8'10")  
plus 0.90m (2'11") x 0.90m (2'11")

Bathroom

### Agent's Note:

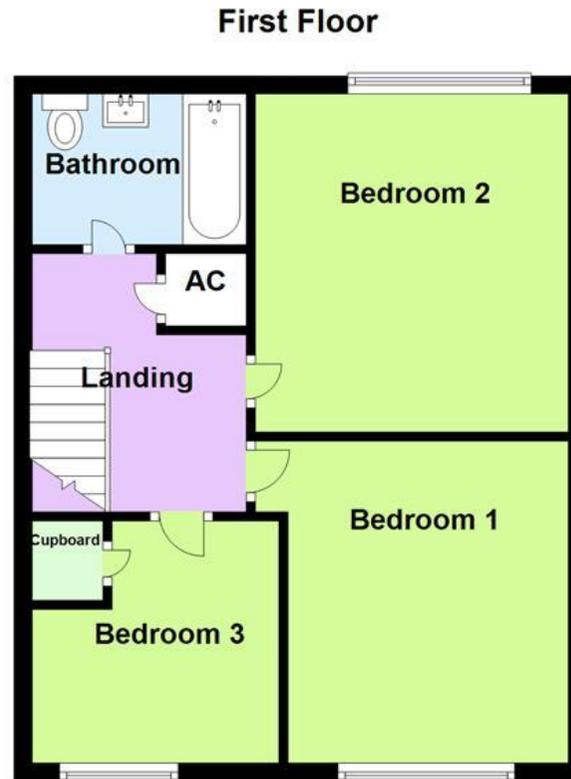
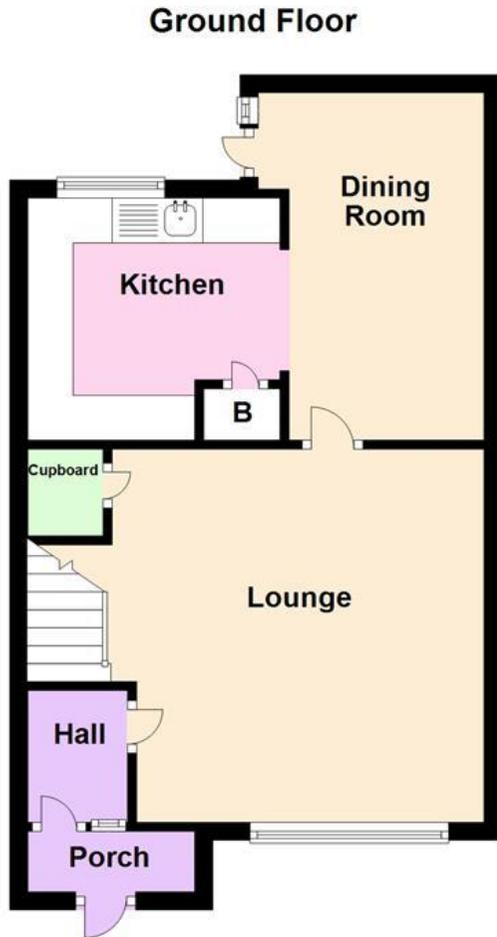
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 18th December 2024

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

