



Farrier Court, Crome Road
Birmingham, B43 7NL

Offers in Excess of £120,000

Crome Road

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Paul Carr Estate Agents presents this well presented ground floor two bedroom property offering comfort, convenience and modern living

Situated in a desirable residential location, with off-road parking and additional visitor spaces, this property is perfect for first-time buyers, small families, downsizers or investors.

Upon entering, you'll find the apartment in a key ready condition, featuring brand-new grey carpets that add a fresh and modern touch.

The spacious lounge is warm and inviting, complete with a fireplace, creating the perfect space for relaxation. The kitchen offers ample work surface space, along with designated areas for free-standing appliances, making it practical and functional. Leading down the hallway, additional storage space provides convenience for keeping the home organized. The first bedroom is a generous double, while the second bedroom is well-sized, ideal for a child's room, guest room, or home office. The family bathroom has a clean and modern feel, featuring a bathtub with newly fitted electric shower over, hand wash basin, and W.C.

Externally, the property benefits from a communal garden to the rear and off-road parking with visitor spaces, ensuring hassle-free parking for both residents and guests. With a well maintained interior and a great layout, this home is ready to move straight into.

Don't miss out on this fantastic opportunity contact us today to arrange a viewing!





Property Specification

WELL SIZED ROOMS
OFF ROAD PARKING
FAMILY BATHROOM
PHEASEY ESTATE
CHAIN FREE

Entrance
3' 5" x 3' 7" (1.04m x 1.08m)

Lounge
16' 1" x 15' 11" (4.91m x 4.84m)

Kitchen
5' 10" x 8' 1" (1.79m x 2.47m)

Bedroom 1
13' 3" x 8' 11" (4.05m x 2.71m)

Bedroom 2
13' 3" x 6' 6" (4.03m x 1.99m)

Bathroom
6' 10" x 5' 7" (2.09m x 1.70m)

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:

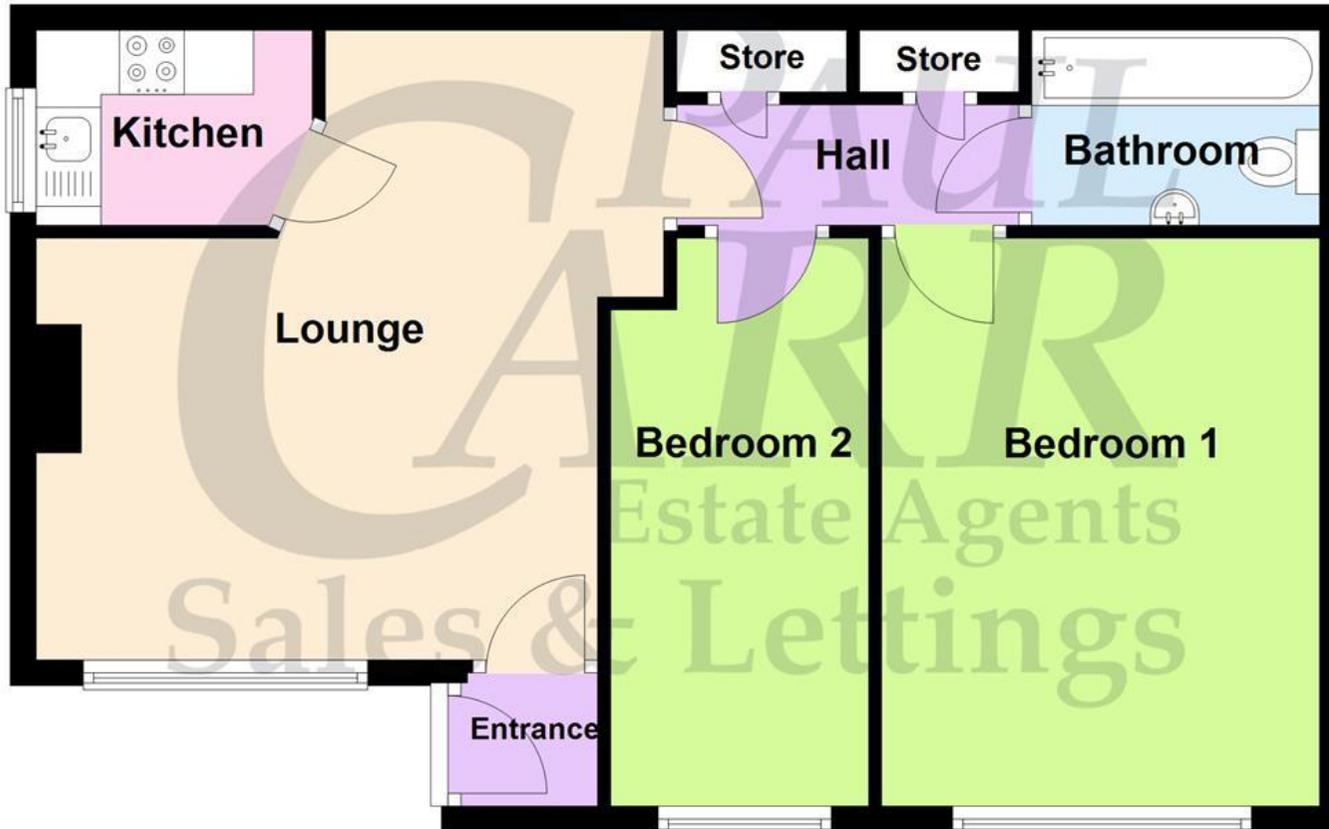
Viewer's Note:

Services connected: mains electricity, water and drainage
Council tax band: - B
Tenure: Leasehold - 69 approx years remaining
Ground Rent: £60 per annum
Service Charge: £800 per annum

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

