



## Littlecote Croft

Maypole, Birmingham

- A Spacious Three Bedroom Mid-Terrace Family Home
- Re-Fitted Breakfast Kitchen
- Re-Fitted Family Shower Room & Separate W.C
- Rear Garden & Driveway Parking

**£245,000**

Current EPC Rating - D  
Current Council Tax Band - B



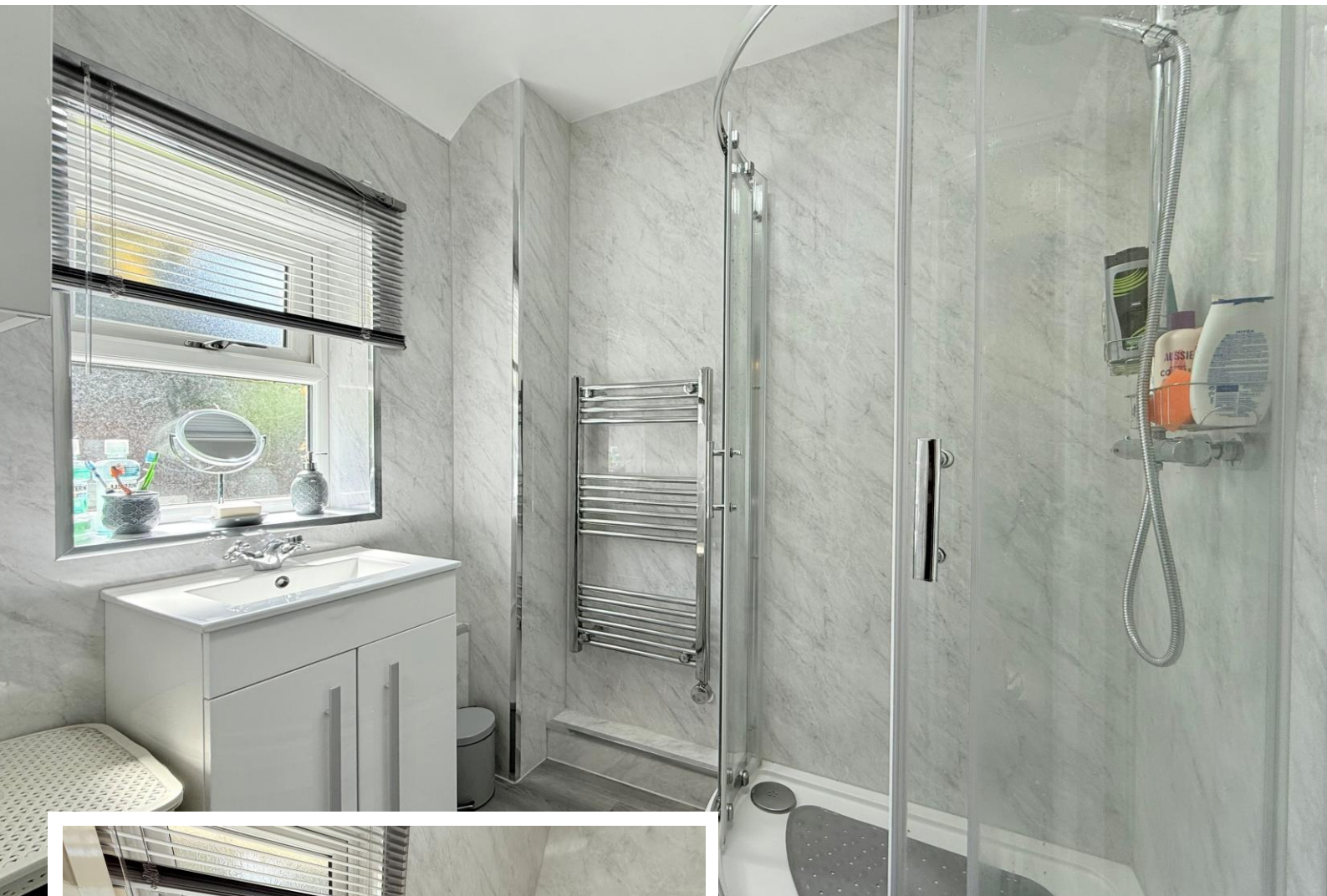




## Property Description

A spacious mid-terrace property situated in a cul-de-sac location and offering accommodation comprising a through lounge/diner, re-fitted breakfast kitchen, conservatory/utility, study, three good size bedrooms, re-fitted family shower room, separate W.C, rear garden and driveway parking





## Rooms & Measurements

Through Lounge/Diner 6.45m x 2.97m (21'2" x 9'9")

Re-Fitted Breakfast Kitchen to Rear 5.05m max x 2.64m max  
(16'7" max x 8'8" max)

Conservatory/Utility 3.38m x 1.7m (11'1" x 5'7")

Bedroom One to Front 4.29m x 3.07m (14'1" x 10'1")

Bedroom Two to Front 3.84m x 2.36m (12'7" x 7'9")

Bedroom Three to Rear 3.07m x 2.06m (10'1" x 6'9")

Re-Fitted Family Shower Room to Rear 1.83m x 1.4m (6'0" x 4'7")

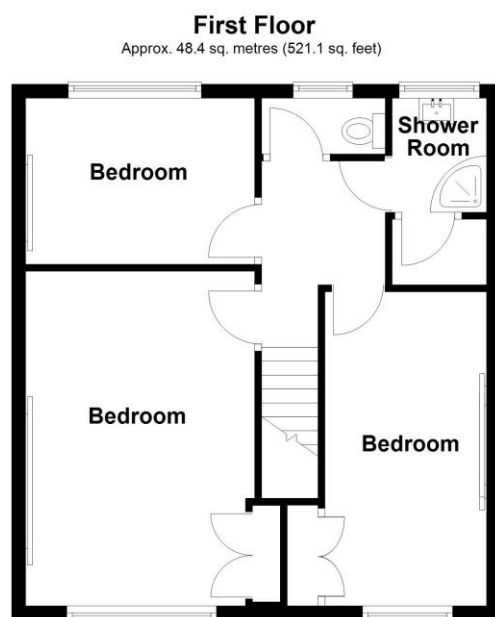
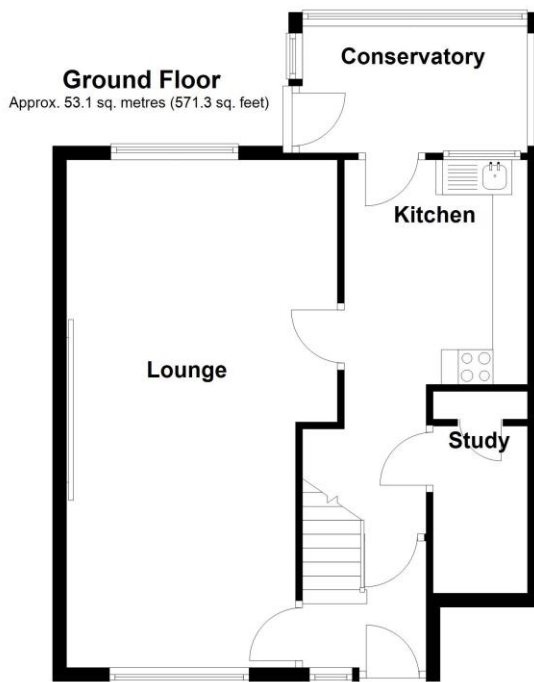
### Tenure

We are advised by the vendor that the property is freehold.  
We would advise all interested parties to obtain verification  
through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

Current council tax band – B





Total area: approx. 101.5 sq. metres (1092.4 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.