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Property Experts



Farcroft Avenue
CV5 7DU

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SPACIOUS FAMILY HOME POSITIONED ON A GENEROUS PLOT WITH AN OPTIONAL ANNEXE

This magnificent three/four bedroom semi-detached home has been cleverly extended and fully refurbished throughout by the current owners to provide a more spacious and modern style of living. The property is positioned in the very sought-after location of Eastern Green, which is close to good local schools, shops, public transport, Birmingham Airport and the motorway network.

You really do need to see this house to fully appreciate the spec and space it has to offer.

The property benefits from double glazing and gas central heating with the ground floor offering a storm porch, an entrance hallway with doors leading through to a 14ft Lounge, the breakfast kitchen diner is the heartbeat to this stunning home, providing plenty of storage and Granite work surfaces, integrated double ovens with a microwave, a ceramic hob and a fridge/freezer.

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Porch

Hallway

Lounge

4.47m x 3.81m

Kitchen/Dining Room

5.99m x 3.20m

W/C

Utility Room

Family/Bedroom

3.96m x 2.74m

Shower Room

FIRST FLOOR

Bedroom One

4.14m x 3.30m

Bedroom Two

3.56m x 3.51m

Bedroom Three

2.67m x 2.41m

Bathroom

Floor Plan



Total area: 1384.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

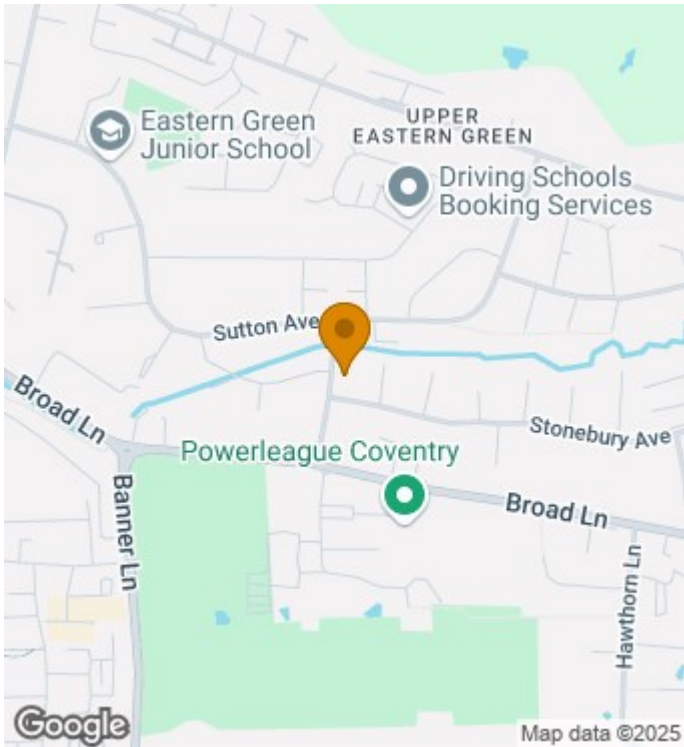
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

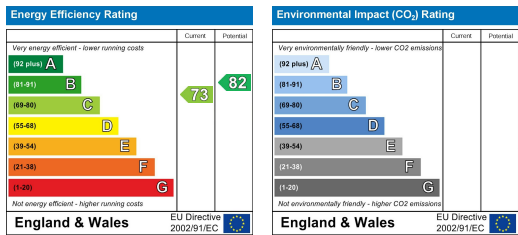
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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