



Broom Hall Crescent, Birmingham

Guide Price £210,000



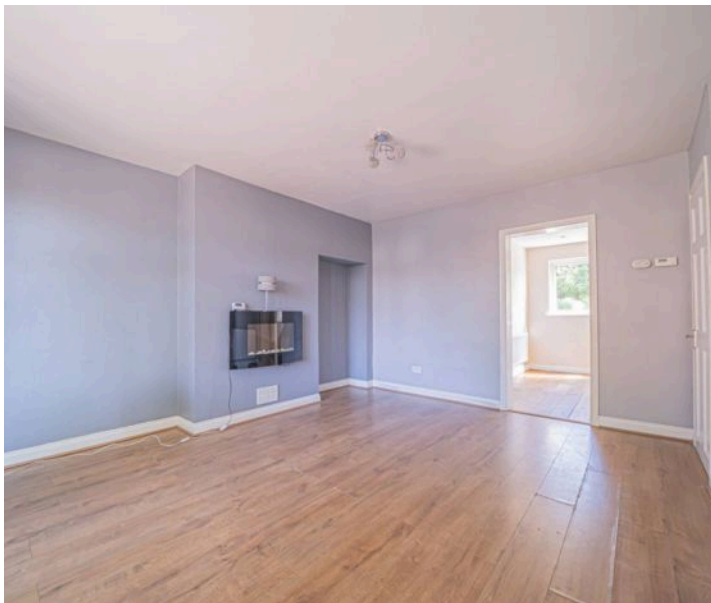


PROPERTY OVERVIEW

Located in a desirable area, this charming three-bedroom end terrace property is offered with no upward chain, making it an ideal opportunity for first-time buyers or investors alike. Upon entering, you are greeted by a spacious living room, perfect for relaxing and entertaining. The fitted kitchen boasts integrated appliances, providing convenience for every-day living. The property features a family bathroom, ensuring comfort for its residents. Ascending the stairs, you will find three generously sized double bedrooms, each offering ample space and natural light. Outside, a delightful rear garden offers a tranquil retreat, a perfect spot for outdoor gatherings or personal relaxation. Additionally, a gravel driveway to the front of the property provides parking for multiple vehicles, adding convenience to your day-to-day life. This property presents a wonderful opportunity for those seeking a comfortable and versatile living space in a sought-after location.



- Three Bedroom End-Terrace Property
- NO UPWARD CHAIN
- Spacious Living Room
- Fitted Kitchen
- Family Bathroom
- Three Generously Sized Bedrooms
- Delightful Rear Garden
- Driveway For Multiple Vehicles
- Freehold



PROPERTY LOCATION

Acocks Green, just around four miles southeast of Birmingham's city centre, is a lovely area known for its bustling centre called "The Green". Here you'll find a vibrant hub where Warwick Road and three main local routes meet. The community here boasts a variety of amenities, from shops and schools to the convenience of the Acocks Green railway station and Warwick Road, which both provide easy transport links to Birmingham City Centre and Solihull.

Council Tax band: B

Tenure: Freehold

HALL

LIVING ROOM

13' 11" x 13' 9" (4.24m x 4.19m)

KITCHEN

12' 5" x 9' 3" (3.78m x 2.82m)

BATHROOM

9' 1" x 5' 1" (2.77m x 1.55m)

FIRST FLOOR

BEDROOM ONE

17' 3" x 10' 9" (5.26m x 3.28m)

BEDROOM TWO

12' 9" x 9' 5" (3.89m x 2.87m)

BEDROOM THREE

9' 7" x 7' 5" (2.92m x 2.26m)

TOTAL SQUARE FOOTAGE

74.8 sq.m (805 sq.ft) approx.

OUTSIDE THE PROPERTY

DELIGHTFUL REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, and all carpets and blinds.

ADDITIONAL INFORMATION

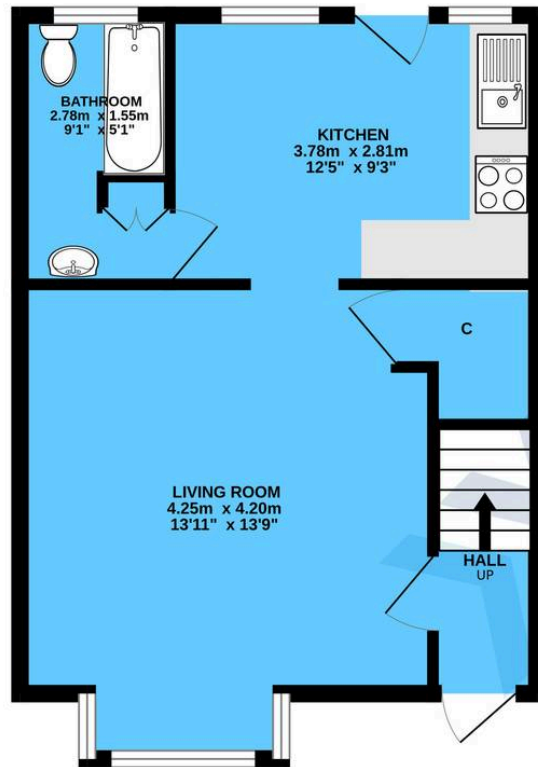
Services – mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

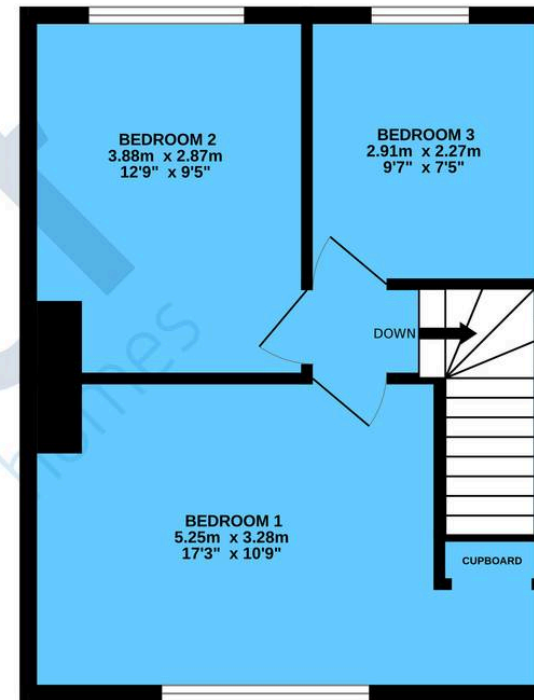
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 74.8 sq.m. (805 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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