# Cottons

12 Cookes Croft, Rea Valley Drive, Birmingham, B31 3XR

Offers in the Region Of £219,950





- Two bedrooms
- Private Rear Garden
- Conservatory

- Fitted Kitchen/ Diner
- Gas Fired Central Heating
- EPC Rating: C / Council Tax Band B

Cottons are delighted to offer a two bedroomed property, with an entrance lobby, lounge, kitchen / diner, plus a conservatory and private rear gardens. In addition to this the property has double glazing, gas fired central heating and off-road parking that could accommodate two vehicles. EPC Rating: C Council tax band B. We understand the property is Freehold.

# **Property Tenure**

# **Council Tax Band**

R

# **ACCOMMODATION**

### **Entrance Lobby**

This area has stairs rising to the first-floor accommodation and a door leading to the lounge and the remainder of the ground floor accommodation.

## Lounge 14' 3" x 10' 3" (4.34m x 3.12m)

Double glazed bow window to front overlooking the cul-de-sac, coving to ceiling & ceiling mounted light point, electric fire with marble effect hearth & wooden surround, wall mounted gas central heating radiator and a door to leading into the fitted breakfast kitchen.

## Kitchen/Breakfast Room 13' 4" x 10' 0" (4.06m x 3.05m)

With a Double-glazed obscure door to side, ceiling mounted lighting, plus double-glazed French doors opening into conservatory, as well as a double-glazed window into conservatory. The kitchen area has matching wall and base units with roll top work surface over, stainless steel sink and drainer with mixer tap over, space for cooker, integrated washer/dryer, integrated dishwasher, understairs storage cupboard, part tiled walls, finished with a tiled floor.

## **Double Glazed Conservatory** 10' 9" x 7' 8" (3.27m x 2.34m)

The conservatory has a brick base surmounted by UPVC double glazed units with double opening doors to the rear garden. The conservatory also has a gas central heating radiator and is finished with a tiled floor.

### First Floor Landing

With a ceiling mounted light point, loft hatch (loft not inspected) and a double-glazed window to the side aspect. Doors from the landing lead off to the bedrooms and bathroom W.C.

## **Bedroom One (Front)** 11' 9" x 10' 3" (3.58m x 3.12m)

With two double glazed windows to front, a ceiling mounted light point, fitted wardrobes and a gas central heating radiator.

# Bedroom Two (Rear) 11' 4" x 7' 8" (3.45m x 2.34m)

With a double-glazed window over-looking the rear garden, plus a fitted wardrobe and a gas central heating radiator.

### Bathroom W.C.

With an opaque double-glazed window to rear, side panel bath with shower over, wash hand basin, low level W.C. part tiled walls and a gas central heating radiator.

### Rear Garden

The rear garden has a paved patio area to fore, with the garden being mainly laid to lawn, with a small timber built shed to rear. The patio extends to a footpath leading onto a pedestrian gate to side giving access. The garden is planted with various mature bushes and shrubs and is finished with timber fenced boundaries.





**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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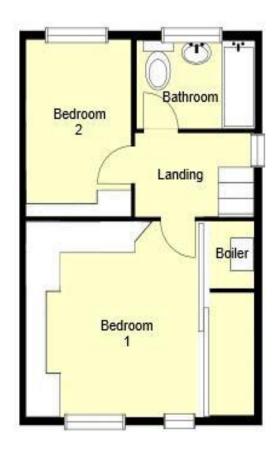




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First Floor For Illustrative purposes only, not to scale.



Ground Floor For Illustrative purposes only, not to scale.











