



Panther Croft, BIRMINGHAM





Property Description

The property is of non-standard construction. We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Burchell Edwards Castle Bromwich are delighted to offer this well presented three bedroom mid terrace home conveniently located in the shard end area of Birmingham (B34).

The property in brief comprising a kitchen diner, lounge, conservatory, guest W.C, three bedrooms and a family shower room. You will also discover a private garden to the rear.

Offering off-road parking by way of a gated private driveway and additional benefits of double glazing and gas central heating.

Location is key as it allows easy access to many amenities including shops, eateries and public transport links into Birmingham City Centre, Birmingham Airport and many more popular destinations.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available. Please call us on 0121 749 888 to book now.

Entrance Porch

Double glazed window to front elevation and laminate flooring.

Entrance Hallway

Laminate flooring, central heating radiator and door into lounge.

Storage Cupboard

Double glazed door to side elevation, double glazed window to rear elevation, vinyl flooring and electric heater.

Lounge

16' 1" x 12' 5" (4.90m x 3.78m)
Double glazed French doors to rear elevation and laminate flooring.

Guest W.C

Single glazed window to front elevation, wash hand basin, W.C, central heating radiator and laminate flooring.

Kitchen/ Diner

16' 4" not into bay x 9' 8" (4.98m not into bay x 2.95m)
Double glazed French doors to rear elevation, double glazed bay window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated double oven and grill, integrated dishwasher, wine cooler and fridge, four ring electric hob with extractor hood, central heating radiator, vinyl flooring and central heating boiler.

Conservatory

10' 3" x 9' 2" (3.12m x 2.79m)
Double glazed patio doors to rear elevation, double glazed doors all round and tiled flooring.

Landing

Loft access, storage cupboard, carpet and central heating radiator.

Bedroom One

13' 4" x 9' 10" (4.06m x 3.00m)
Double glazed windows to front elevation, carpet and central heating radiator.

Bedroom Two

12' 8" x 8' 6" (3.86m x 2.59m)
Double glazed window to rear elevation, fitted wardrobes, carpet and central heating radiator.

Bedroom Three

9' 8" x 7' 4" (2.95m x 2.24m)
Double glazed window to rear elevation, carpet and central heating radiator.

Bathroom

Double glazed window to front elevation, shower cubicle, wash hand basin, W.C, vinyl flooring, airing cupboard and central heating radiator.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Natural stone, brick built storage shed and gated side access to frontage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209564



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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