



Oak Croft, Birmingham



## Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Chelmsley Wood area of Birmingham (B37). The property in brief comprises a large entrance porch, lounge, kitchen, front and rear gardens, three bedrooms and a family bathroom.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

As this home may be in need of some modernisation but would make an ideal investment opportunity or first time buy.

We believe this property is of non-standard construction and therefore ask that all buyers are to 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.

## Entrance Porch

Double glazed sliding doors to front elevation, double glazed window to side elevation and tiled flooring.

## Entrance Hallway

Central heating radiator and laminate flooring.

## Lounge

16' 2" x 12' 2" ( 4.93m x 3.71m )  
Two double glazed patio doors to rear elevation, two central heating radiators and laminate flooring.

## Kitchen

11' 8" x 8' 5" ( 3.56m x 2.57m )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, vinyl flooring and pantry.

## Landing

Storage cupboard and cupboard housing central heating boiler.

## Bedroom One

9' 2" x 8' 5" ( 2.79m x 2.57m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

12' 3" x 9' 1" ( 3.73m x 2.77m )

Double glazed window to rear elevation, central heating radiator and storage cupboard with loft access.

## Bedroom Three

9' 4" x 7' 7" ( 2.84m x 2.31m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to front elevation, bath with shower over, wash hand basin, W.C, vinyl flooring and heated towel rail.

## Front Garden

Block paved driveway providing off road parking and small laid to lawn area.

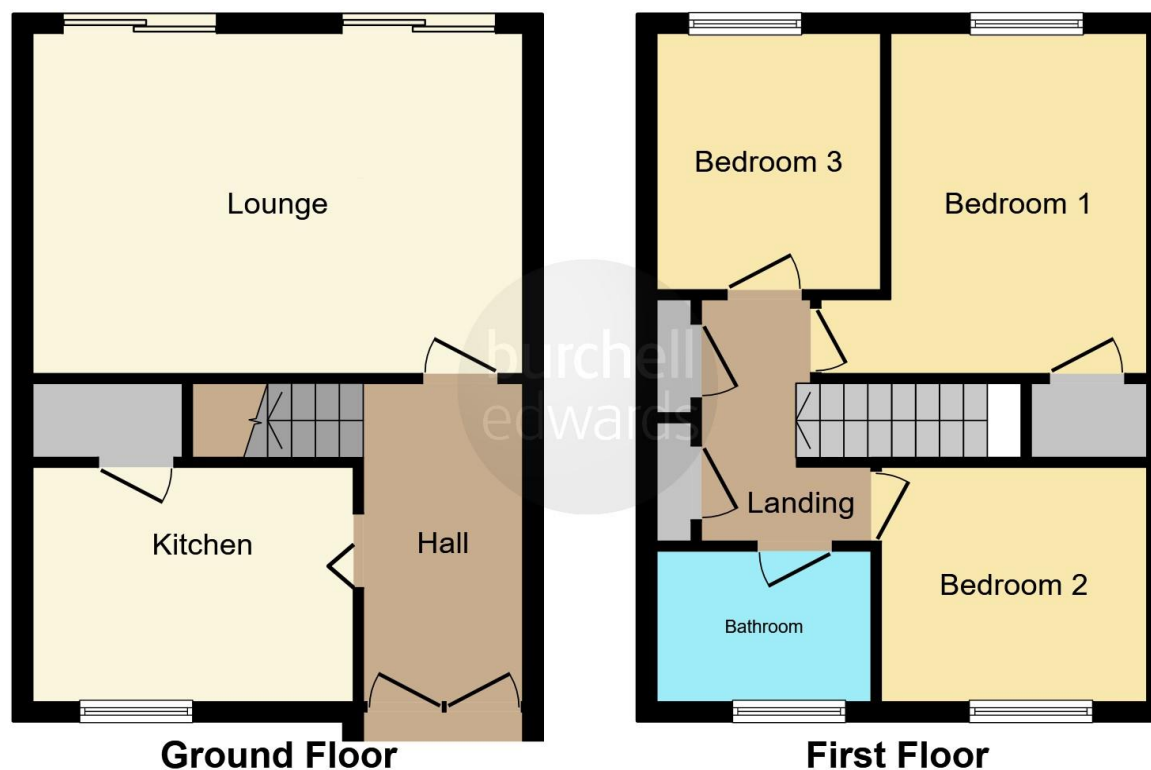
## Rear Garden

Patio area and gated rear access.









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EPC Rating: D

Tenure: Freehold

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