



Rudge Croft, Birmingham





## Property Description

Burchell Edwards Castle Bromwich are delighted to offer this three bedroom semi-detached home conveniently located in Kitts Green, Birmingham (B33).

In brief comprising a lounge, kitchen, downstairs bathroom, three bedrooms and a private rear garden with gated side access.

This property is ideal for first time buyers who are wanting to get themselves on the property ladder or the perfect opportunity for buy to let investors.

With access to many amenities including shops, eateries and public transport links that provide easy access into Birmingham City Centre, Birmingham Airport and Solihull Town Centre- making it perfect for commuters.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Hallway

Laminate flooring.

## Lounge

14' 7" x 12' 11" ( 4.45m x 3.94m )

Double glazed window to front elevation, central heating radiator and laminate flooring.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, tiling to walls, tiled flooring, central heating radiator and storage cupboard.

## Kitchen

11' 4" x 8' 7" ( 3.45m x 2.62m )

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, tiling to splash prone areas, storage cupboard housing central heating boiler and tiled flooring.

## Landing

Double glazed window to side elevation, loft access via hatch and carpet.

## Bedroom One

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

Two double glazed windows to front elevation, central heating radiator, carpet and storage cupboard.

## Bedroom Two

10' 8" x 9' 3" ( 3.25m x 2.82m )

Double glazed window to rear elevation, central heating radiator, carpet and storage cupboard housing hot water tank.

## Bedroom Three

8' 10" x 7' 7" ( 2.69m x 2.31m )

Double glazed window to rear elevation, central heating radiator and carpet.

## Front Garden

Driveway providing off road parking.

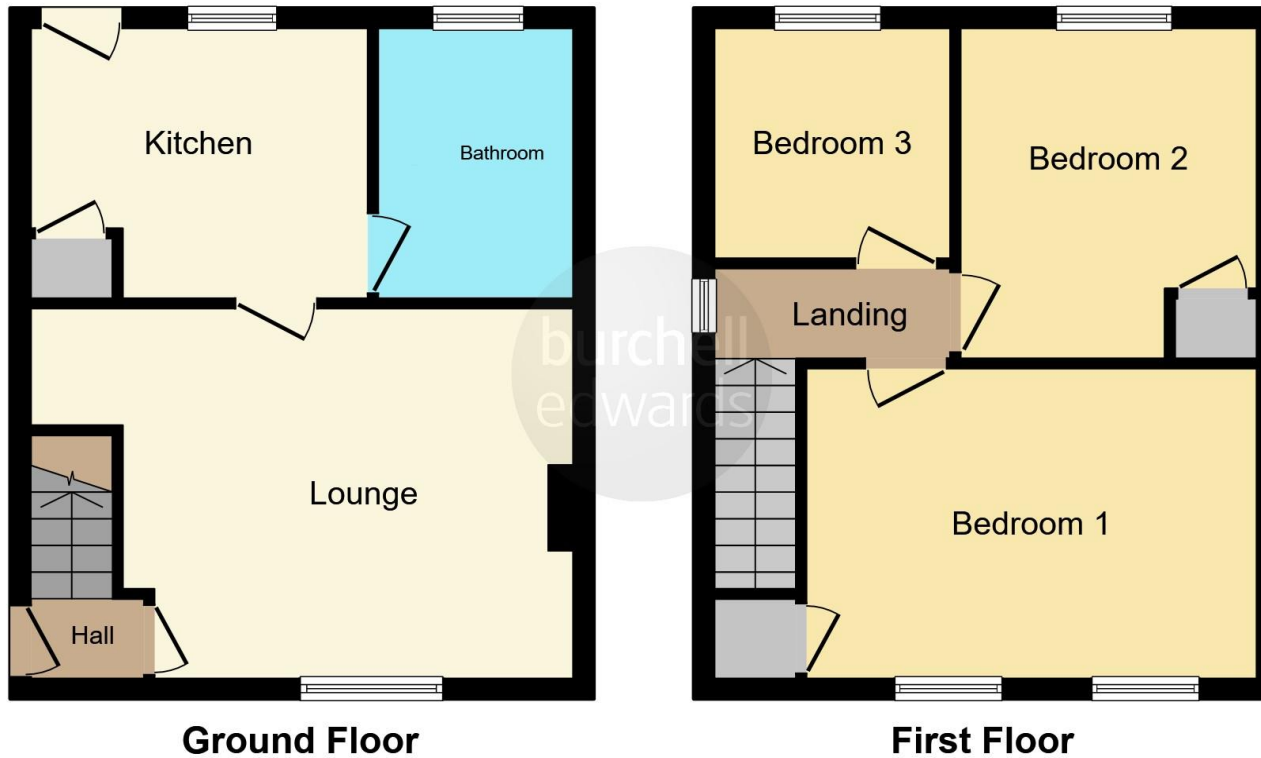
## Rear Garden

Laid to lawn, patio area, trees, shrubs and gated access to side.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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