



Mull Croft, Birmingham





Property Description

Burchell Edwards are delighted to present this modern-style, three bedroom detached family home situated in the Smiths Wood area of Birmingham (B36).

The property briefly comprises a lounge, kitchen/diner, guest WC, three bedrooms, master with en-suite, a family bathroom, rear garden and off-road parking by way of a driveway and garage.

Sit amongst many local amenities/shops, local restaurants and amenities, this is a very popular area for great school catchments. Offering easy access to local transport links including the M6 & M42 Motorways.

Viewings are definitely recommended to appreciate the space and accommodation available.

Entrance Hallway

Central heating radiator, tiled flooring and large storage cupboard.

Guest W.C

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

Lounge

16' 4" x 10' 2" (4.98m x 3.10m)

Two double glazed windows to side elevation, double glazed window to front elevation, two central heating radiators and carpet.

Kitchen/ Diner

15' 10" x 10' 7" (4.83m x 3.23m)

Double glazed windows to front and side elevations, double glazed patio doors to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, oven and grill, fridge freezer, central heating radiator, tiled flooring, dishwasher, washing machine, four ring gas hob with extractor hood, spotlights and central heating boiler.

Landing

Loft access via hatch and carpet.

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

Two double glazed windows to side elevation, central heating radiator, carpet and fitted wardrobes with mirrored sliding doors.

En-Suite

Double glazed window to front elevation, W.C, wash hand basin, shower cubicle, extractor, shaver point, central heating radiator, tiling to splash prone areas, spotlights and spotlights.

Bedroom Three

10' 8" x 8' 9" (3.25m x 2.67m)

Double glazed window to side elevation, double glazed window to front elevation, carpet, central heating radiator and fitted wardrobes with mirrored sliding doors.

Bedroom Two

10' 8" x 6' 9" (3.25m x 2.06m)

Double glazed window to side elevation, carpet, central heating radiator and fitted wardrobes with sliding doors.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with shower over, extractor, central heating radiator, spotlights and tiled flooring.

Front Garden

Driveway providing off road parking and access to garage.

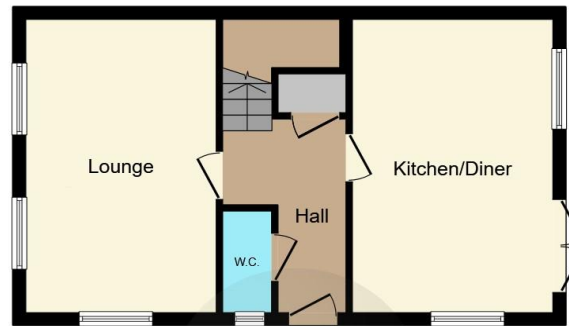
Rear Garden

Block paved area, patio area, outside tap and planters.

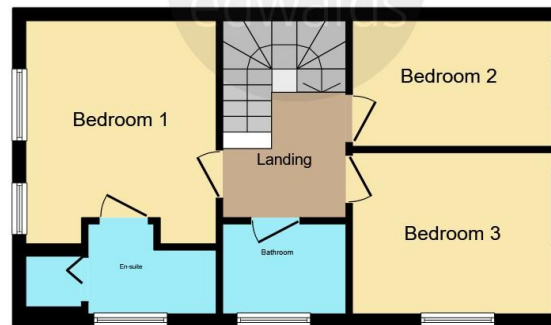








Ground Floor



First Floor

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

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EPC Rating: B

Tenure: Freehold

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