



Rathlin Croft, Birmingham



Property Description

Burchell Edwards Castle Bromwich are delighted to offer this four bedroom end terraced property situated in the Smiths Wood area of Birmingham (B36).

Offered with no upward chain, the property in brief comprises a lounge, large fitted kitchen diner, modern guest WC, four bedrooms and a modern family bathroom. You will also discover gardens to both the front and rear- making this an ideal purchase for a growing family.

The property location is key, as it is sat amongst plenty of local amenities/shops and within close proximity of many transport links including the M6/M42 Motorways. A popular area for school catchments too!

Viewings are essential to gain a sense of the space and accommodation available.

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.

"Under the terms of the Estate Agency Act 1979 (Section 2)

Please note that the vendor of this property is an employee of the Connells Group.'

Entrance Hallway

Two double glazed windows to front elevation, laminate flooring, stairs to first floor accommodation, spotlights, central heating radiator and storage cupboard.

W.C

Double glazed window to side elevation, W.C, wash hand basin, laminate flooring and tiling to walls.

Lounge

12' 1" x 16' 4" max into door recess (3.68m x 4.98m max into door recess)

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

Kitchen/ Diner

12' 1" x 16' 8" (3.68m x 5.08m)

Two double glazed windows and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, extractor hood, tiling to splash prone areas, space and plumbing for washing machine, central heating radiator, laminate flooring and central heating boiler.

Landing

Loft access via hatch and carpet.

Bedroom One

12' 3" x 11' 4" max into recess (3.73m x 3.45m max into recess)

L shaped room. Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

12' 3" x 10' 8" (3.73m x 3.25m)

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

Bedroom Three

12' 3" x 8' 10" max into door recess (3.73m x 2.69m max into door recess)

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

Bedroom Four

8' 10" x 7' 4" (2.69m x 2.24m)

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

Bathroom

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

Front Garden

Laid to lawn, trees and shrubs.

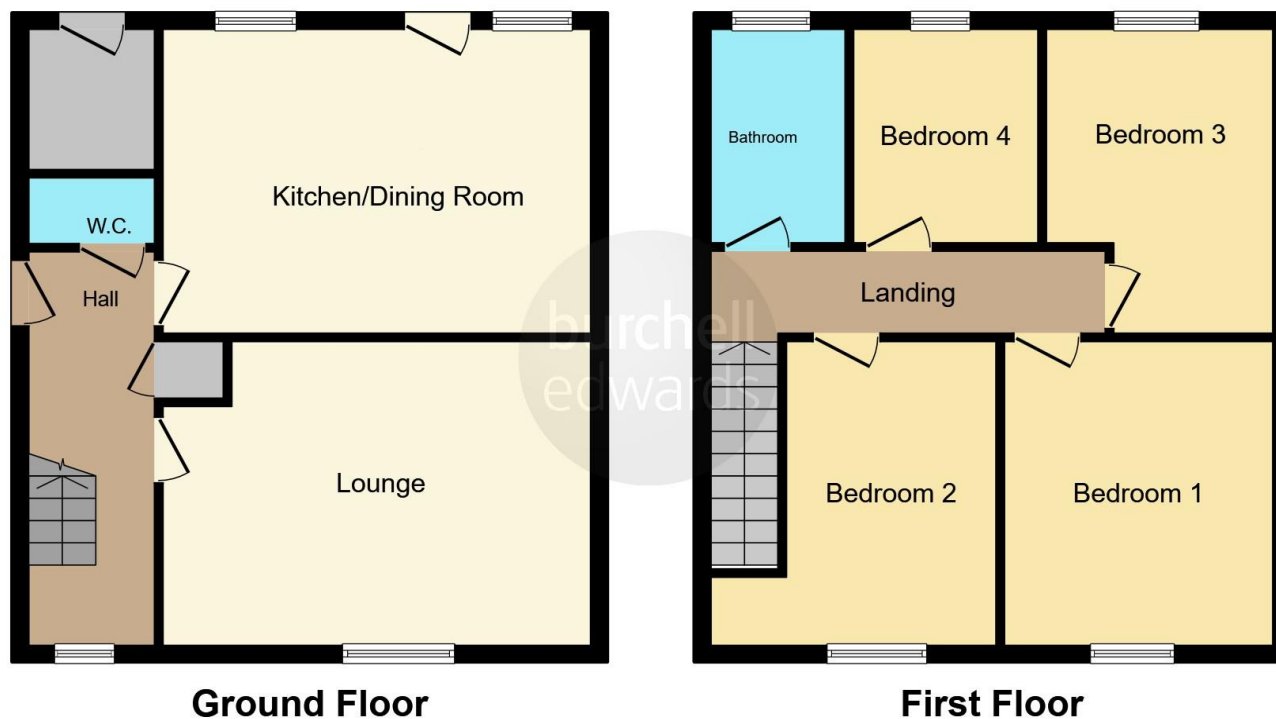
Rear Garden

Block paved patio area, concrete area, outside tap 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW208521



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