



Old Croft Lane, BIRMINGHAM





Property Description

Burchell Edwards Estate Agents are delighted to offer this beautiful, extended, three bedroom semi-detached family home, situated in a very sought after location- over looking Castle Bromwich Village Green.

This is a superb opportunity for couples or growing families alike, requiring no work and ready to move straight in to. Briefly comprising of a entrance porch, hallway, three reception rooms, fitted kitchen with integrated appliances where specified, a utility, downstairs shower room, three bedrooms and a family bathroom.

Upon arrival you will discover ample off-road parking by-way-of a garage and private driveway, allowing plenty of space for multiple vehicles. To the rear you will find a generously sized garden, which is mainly laid to lawn with a patio area that will allow an enjoyable retreat, especially in the warmer months. The garden has been well-maintained and has gated side access and fenced borders that make this space private.

Given its' locality, the property falls within a great catchment area for local schools and has great transport links to the M6/M42 Motorway, allowing an easy commute into both Birmingham Town Centre and not forgetting the many shops, eateries and amenities that are nearby.

Additional benefits also include double glazing and gas central heating throughout. We recommend calling at your earliest convenience to view as we anticipate high viewing interest.

Entrance Porch

Laminate flooring.

Entrance Hallway

Spotlights, two under stairs storage cupboards, stairs to first floor accommodation, central heating radiator and solid wood flooring.

Lounge

17' 9" max into bay x 12' 4" max into chimney recess (5.41m max into bay x 3.76m max into chimney recess)

Double glazed window to front elevation, two central heating radiators, solid wood flooring and spotlights.

Dining Room

8' 7" x 10' 5" (2.62m x 3.17m)

Double glazed patio doors and window to rear elevation, central heating radiator, spotlights and laminate flooring.

Reception Room

8' 9" x 11' 4" max into chimney recess (2.67m x 3.45m max into chimney recess)

Solid wood flooring, central heating radiator and spotlight.

Kitchen

18' 4" x 7' 10" (5.59m x 2.39m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated double oven and microwave, electric hob, dishwasher, tiled flooring, spotlights, extractor, fridge and double glazed skylight.

Utility Room

9' 9" x 7' 4" (2.97m x 2.24m)

Double glazed window to side elevation, double glazed door to rear elevation, a range of base storage units, sink with drainer unit, tiled flooring, central heating radiator, central heating boiler and double glazed skylight.

Shower Room

Shower cubicle with rainfall shower, W.C, wash hand basin, heated towel rail, extractor AND tiled flooring.

Landing

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

Bedroom One

15' 7" into bay x 11' 5" (4.75m into bay x 3.48m)

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

Bedroom Two

12' 4" x 11' 4" max into chimney recess (3.76m x 3.45m max into chimney recess)

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

Bedroom Three

7' 6" x 7' 7" (2.29m x 2.31m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower, tiled flooring, heated towel rail, under floor heating, tiling to splash prone areas and spotlights.

Rear Garden

Patio area, laid to lawn, outside tap, gated side access and fencing to all boundaries.

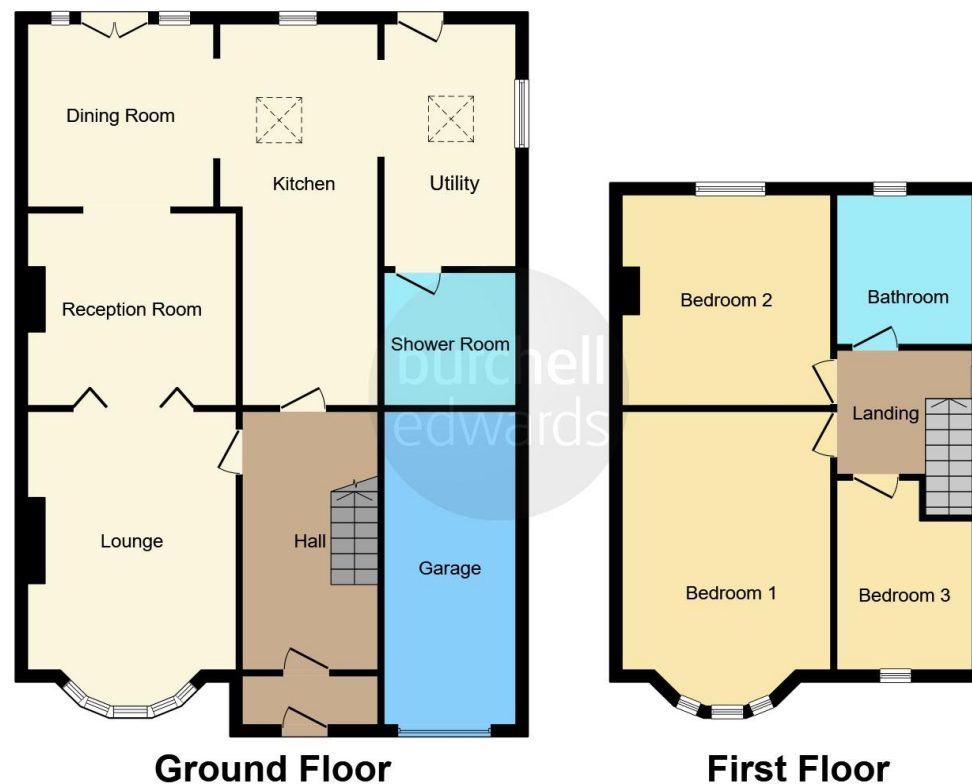
Front Garden

Driveway providing off road parking and access to garage.









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

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209904



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