



Old Croft Lane, BIRMINGHAM

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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- in the heart of Castle Bromwich Village.

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, two reception rooms, fitted kitchen with integrated appliances where specified, a utility, three bedrooms and a four-piece 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 fenced boundaries that make this space private as it isn't overlooked.

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.

Guest W.C

W.C, wash hand basin, central heating radiator and slate flooring.

Lounge

13' 10" max into bay x 12' 5" (4.22m max into bay x 3.78m)

Bay window, central heating radiator, carpet and gas fire with surround.

Rear Lounge

20' 10" max x 10' 9" max (6.35m max x 3.28m max)

Double glazed window to rear elevation, two central heating radiators, gas fire with surround, carpet.

Kitchen

17' 5" x 11' 4" (5.31m x 3.45m)

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, induction hob with extractor hood, fridge and freezer, dishwasher, laminate tile effect flooring, spotlights and central heating radiator.

Utility Room

16' 2" x 5' 1" (4.93m x 1.55m)

Double glazed window and patio doors to rear elevation, door to garage, plumbing for washing machine, a range of wall and base storage units, sink with drainer unit, laminate flooring, spotlights and central heating radiator.

Landing

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

Bedroom One

14' 6" x 11' 11" max into recess (4.42m x 3.63m max into recess)

Bay window to front elevation, spotlights, central heating radiator and carpet.

Bedroom Two

12' 6" x 11' 8" max into recess (3.81m x 3.56m max into recess)

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

Bedroom Three

7' 6" x 7' 5" (2.29m x 2.26m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, central heating radiator, spotlights, vinyl flooring and cupboard housing central heating boiler.

Front Garden

Concrete driveway providing off road parking, lawned area, hedges and trees.

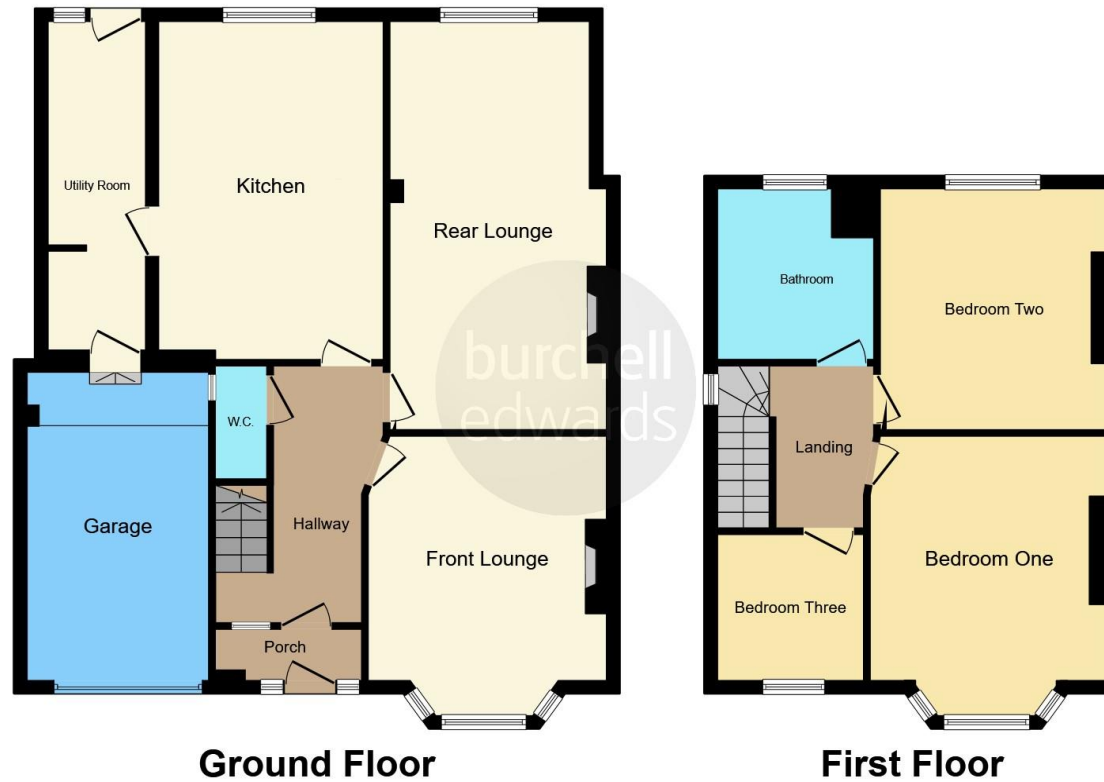
Rear Garden

Two patio areas, lawned area, outside tap, trees, shrubs and fencing to all boundaries.









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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2-4 Hurst Lane
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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