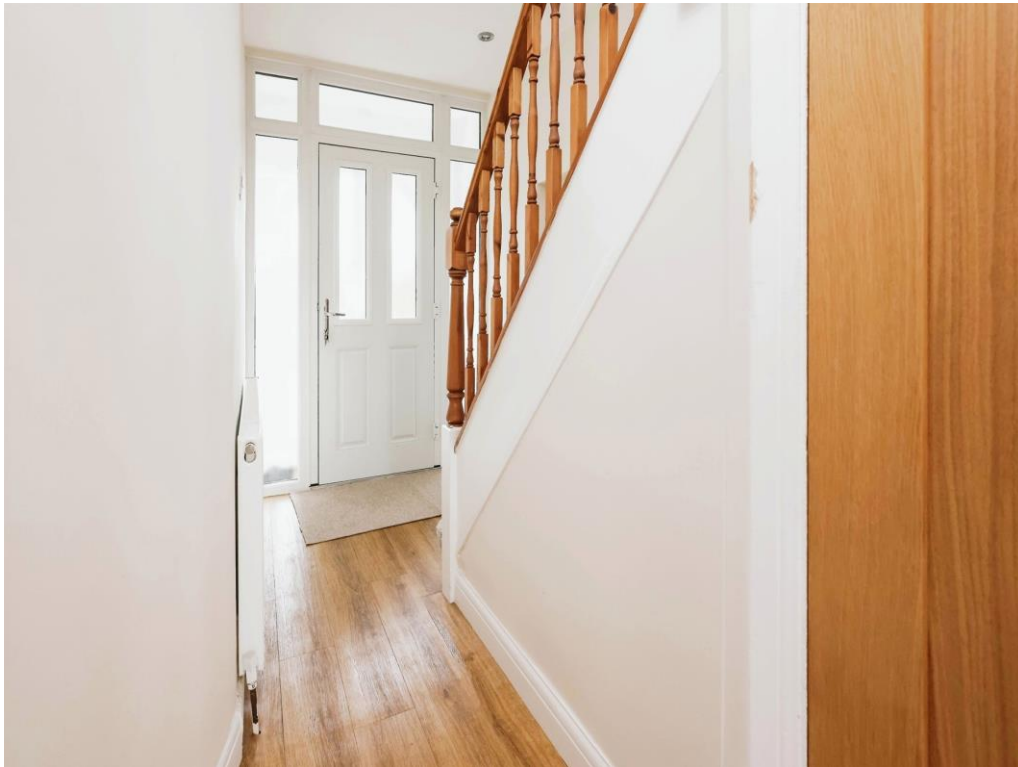




Marian Croft, Birmingham





Property Description

BEAUTIFUL LOCATION! This three bedroom semi detached is just ready to move into! Located in a cul de sac in one of the most desirable location in SHELDON just across the road from SOLIHULL this also has PLANNING PERMISSION for a side extension! Looking to move quickly so call us NOW!

Front Garden

Driveway with off road parking, garage with up and over door and fore garden with plants and shrubs.

Entrance Porch

Single glazed door to front elevation and wood effect vinyl flooring.

Entrance Hallway

Double glazed door and windows to front elevation, stairs leading to first floor accomodation, wood effect laminate flooring, central heating radiator and doors off to:

Landing

Double glazed window to sie elevation, loft access and doors off to:

Bathroom

6' 2" x 5' 4" (1.88m x 1.63m)

Double glazed window to rear elevation, tiled flooring, tiling to splash prone areas, wash hand basin, panelled bath with shower over and heated towel rail.

W.C

Double glazed window to side elevation, tiled flooring and W.C.



Bedroom One

15' 1" into bay x 10' 4" into wardrobes and recess (4.60m into bay x 3.15m into wardrobes and recess)

Double glazed bay window to front elevation, central heating radiator, fitted wardrobes and fitted seating in bay window.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

8' 5" x 6' 1" into wardrobe (2.57m x 1.85m into wardrobe)

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

Lounge

18' 4" into bay x 10' 11" max (5.59m into bay x 3.33m max)

Double glazed bay window to front elevation, central heating radiator, fire with surround and mantle over and single glazed double doors into:

Kitchen/ Diner

16' 7" max x 13' 2" max (5.05m max x 3.97m max)

Double glazed velux window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central island with cooker and gas hob, integrated fridge freezer and microwave, half carpet and half tiled floor, tiling to splash prone areas and central heating radiator.

Utility Room

Tiled flooring, a range of wall units housing central heating boiler, belfast sink and doors off into ground floor W.C, garage and garden.

W.C

W.C.

Garage

Double opening doors to front elevation and door into utility area.

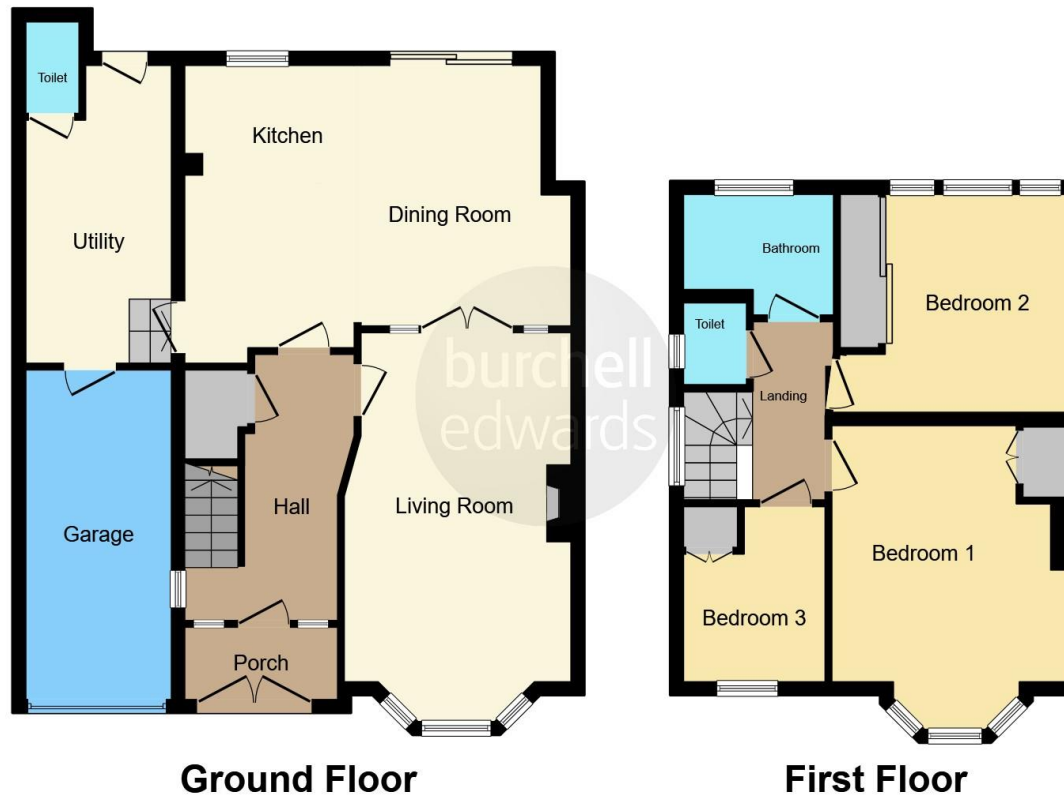
Rear Garden

Paved patio area leading to lawn, pathway through middle and plants and shrubs.









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: D

Tenure: Freehold

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