



Broadway Croft, BIRMINGHAM

burchell  
edwards



## Property Description

THREE BEDROOMS & LOFT ROOM semi detached is on a VERY popular road in Sheldon! Just ready for someone to put their stamp onto, this is a great FIRST TIME BUY or FAMILY HOME! Close to local transport links such as bus routes, M42, Birmingham international Train station & Airport what more could you want. Call now on 0121 742 1725 to view.

## Entrance Hallway

Double glazed door and window to front elevation and central heating radiator.

## Lounge

14' 10" into bay x 9' 11" ( 4.52m into bay x 3.02m )  
Double glazed bay window to front elevation, gas fire and central heating radiator.

## Kitchen/ Diner

9' 8" max x 15' 9" ( 2.95m max x 4.80m )  
Double glazed window and double doors to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, tiling to splash prone areas and central heating radiator.

## Utility Room

5' 8" x 11' 8" ( 1.73m x 3.56m )  
Double glazed windows to front and rear elevations, space and plumbing for washing machine and central heating boiler.



## Landing

Double glazed window to side elevation and loft access with drop down ladders.

## Bedroom One

8' plus wardrobes x 13' 1" into bay ( 2.44m plus wardrobes x 3.99m into bay )  
Double glazed bay window to rear elevation, fitted wardrobes and central heating radiator.

## Bedroom Two

9' 11" x 11' 10" into bay ( 3.02m x 3.61m into bay )  
Double glazed bay window to front elevation and central heating radiator.

## Bedroom Three

5' 6" x 6' 2" ( 1.68m x 1.88m )  
Double glazed bay window to front elevation and central heating radiator.

## Bathroom

Double glazed window to the rear elevation, bath with mixer tap and shower over, WC, hand was basing with mixer tap, heated towel rail and tiling to the walls and floor.

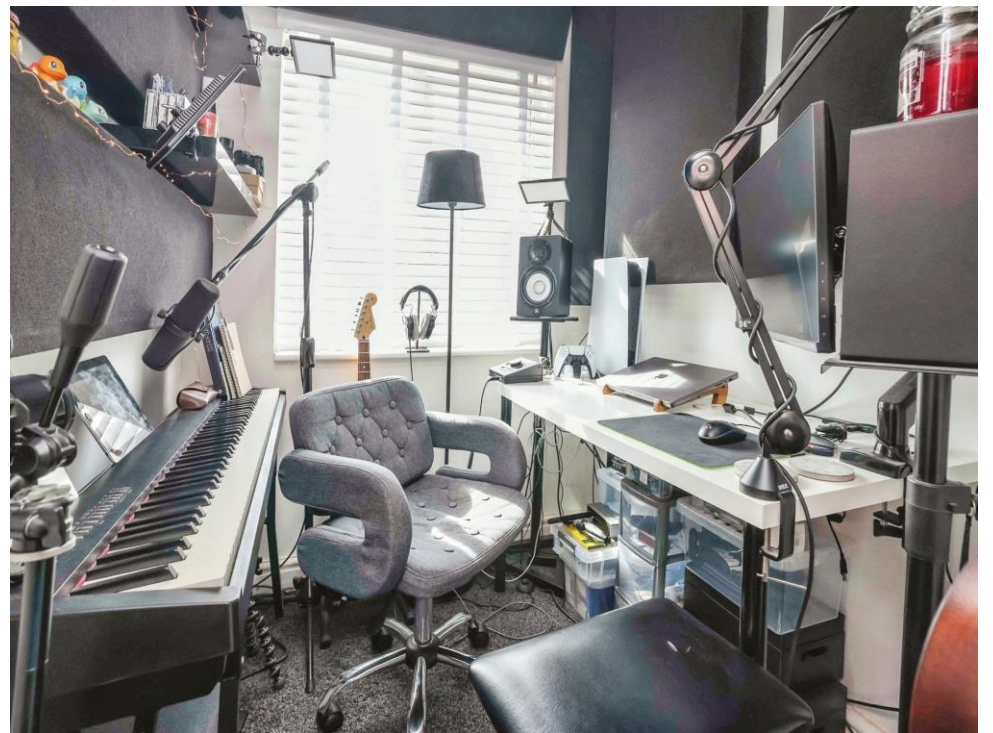
## Loft Space

9' 9" x 12' 9" into head height ( 2.97m x 3.89m into head height )  
Double glazed window to front elevation and eaves storage.

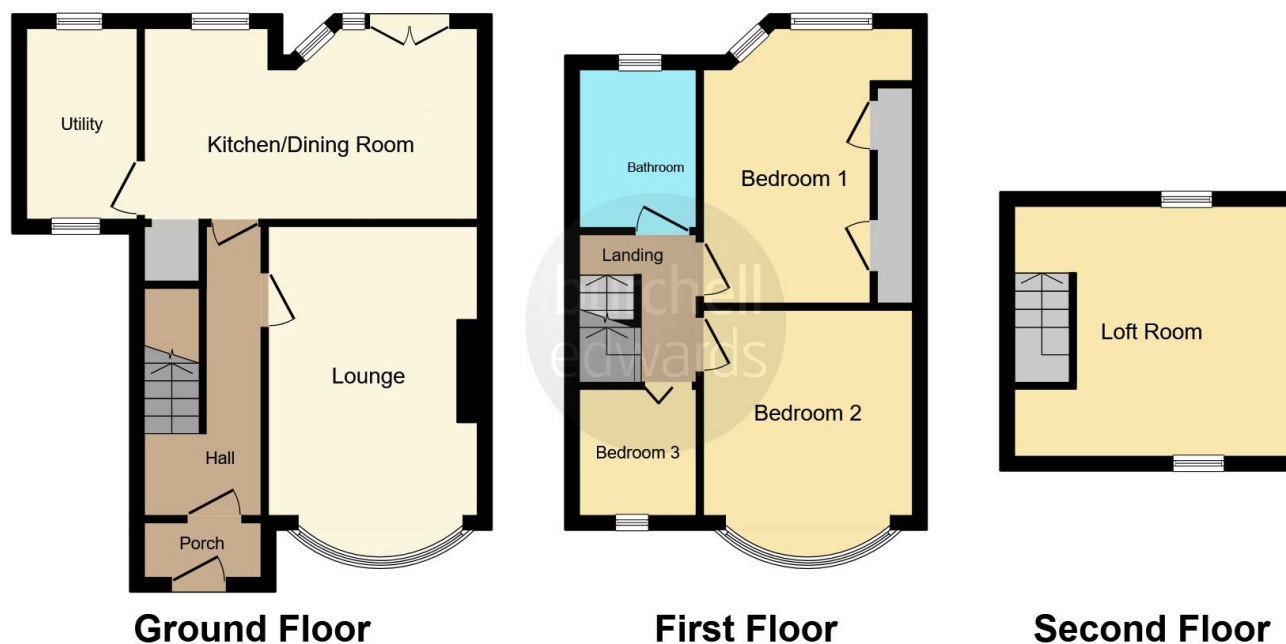
## Rear Garden

Decking area, laid lawn 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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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