



Brook Croft, Sheldon, Birmingham



# Brook Croft, Sheldon, Birmingham, B26 2QJ

for sale offers over  
**£250,000**



## Property Description

This beautiful property is located in a quiet and peaceful neighbourhood. The interior of the home is tastefully decorated with modern finishes and high-quality fixtures throughout.

The spacious kitchen is perfect for entertaining guests and comes fully equipped with an integrated fridge freezer, dishwasher, hob and oven. The reception room provides ample space for relaxing and unwinding, while the three bedrooms offer plenty of room for a growing family or guests.

Outside, the large lawn area is perfect for children to play or for hosting outdoor gatherings. The spacious patio is ideal for al fresco dining and enjoying the beautiful views. This property comes with HUGE potential to extend (STPP). Offers a lot of land to the front and the side. An EV charger is also fitted to the property. CALL NOW THIS WON'T BE AROUND FOR TOO LONG!!!!

## Entrance Hallway

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

## Lounge

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

## Kitchen

Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted electric hob and oven, integrated washing machine and fridge freezer, tiled flooring, tiling to splash prone areas.



## Landing

Double glazed window to side elevation, loft access with drop down ladders and all doors off.

## Bedroom One

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

## Bedroom Two

Double glazed window to rear elevation, central heating radiator, fitted cupboard housing central heating boiler.

## Bedroom Three

Double glazed window to front elevation, central heating radiator and fitted single bed with drawers.

## Bathroom

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

## Lean To/W.C

W.C.

## Rear Garden

Laid to lawn, outside tap, side access to frontage, storage shed and fencing to all boundaries.













Total floor area 76.6 m<sup>2</sup> (825 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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