Singer Croft
Birmingham

burchell edwards

Singer Croft
Birmingham B36 9NA

for sale offers over
£180,000

Property Description

Burchell Edwards offer this well-presented three-bedroom townhouse, offering spacious and versatile accommodation spread over three floors and sold with no upward chain making it an ideal purchase for first-time buyers, growing families or investors alike.

The ground floor briefly comprises an entrance hallway with guest WC, a generous kitchen/dining room to the rear and opens into a bright conservatory. T the first floor is a spacious lounge, perfect for relaxing, alongside the master bedroom. The second floor offers two further well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an integral garage providing useful storage or parking, together with additional parking and a private rear garden.
With a wide range of shops and local amenities and great transport links provide convenient access into the City Centre.

An early viewing is highly recommended to fully appreciate the space, and accommodation this property has to offer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Entrance Hallway

Ceiling light points and exposed floorboards.

W.C

Double-glazed opaque window to front elevation. Central heating radiator, ceiling light point, W.C.

Kitchen/Diner

Double-glazed windows to rear elevations and double-glazed sliding patio doors to rear elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit. Integrated oven and grill, extractor hood. Ceiling light points, tiling to splash prone areas, tiled flooring and central heating radiator.

Conservatory

Double glazed windows all around and double-glazed sliding patio doors to rear elevation. Central heating radiator, wall light and laminate flooring.

Landing

Stairs to second floor, ceiling light point, carpet flooring and storage cupboard.

Lounge

Two double glazed windows to side elevations. Carpet flooring two ceiling light points and central heating radiator.

Bedroom One

Double-glazed window to front elevation. Ceiling light points and central heating radiator, carpet flooring.

Bedroom Two (second Floor)

Double-glazed window to front elevation. Ceiling light points and central heating radiator, carpet flooring, fitted wardrobe.

Bedroom Three (second Floor)

Double-glazed window to rear elevation. Ceiling light points and central heating radiator, carpet flooring.

Bathroom (second Floor)

Double-glazed opaque window to rear elevation. W.C, wash hand basin, bath with shower over, ceiling lights and vinyl flooring. Central heating radiator, tiling to splash prone areas and extractor fan.

Rear Garden

All paved, brick shed, gated rear access and fenced boundaries.

Parking

Driveway and garage.

Ground Floor **First Floor** **Second Floor**

Total floor area 118.7 m² (1,278 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

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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: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211657

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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