



Newbold Croft, BIRMINGHAM

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Property Description

Situated within a well-established residential setting in Nechells, this spacious three-bedroom mid-terraced home offers generous accommodation arranged over two floors, making it an excellent opportunity for families, first time buyers or investors alike.

The ground floor comprises a welcoming entrance hall leading into a substantial lounge positioned to the rear of the property, providing ample space for both seating and dining arrangements. Double doors open through to a conservatory, creating an additional reception area with direct access to the rear garden and allowing natural light to flow throughout the ground floor. The kitchen is fitted with a range of wall and base units, offering practical storage and workspace, while a useful ground floor WC adds further convenience.

To the first floor, there are three well-proportioned bedrooms, all offering practical layouts and good natural light. The family bathroom is fitted with a modern suite and serves all bedrooms from the central landing. Externally, the property benefits from a private rear garden and off-road parking to the front, adding further appeal for owner-occupiers and tenants alike.

Entrance Hall

With staircase rising to the first floor and access to principal ground floor rooms.

Lounge

A generous reception room positioned to the rear, offering ample space for both lounge and dining furniture. Double doors lead into the conservatory.

Conservatory

A bright additional reception space with views and access to the rear garden.

Kitchen

Fitted with a range of wall and base units, work surfaces, integrated oven and hob, and space for further appliances.

Ground Floor Wc

Comprising WC and wash hand basin.

Bedroom One

A well-proportioned double bedroom with front aspect

Bedroom Two

A further double bedroom overlooking the rear garden.

Bedroom Two

A comfortable third bedroom suitable as a child's room, nursery or home office.

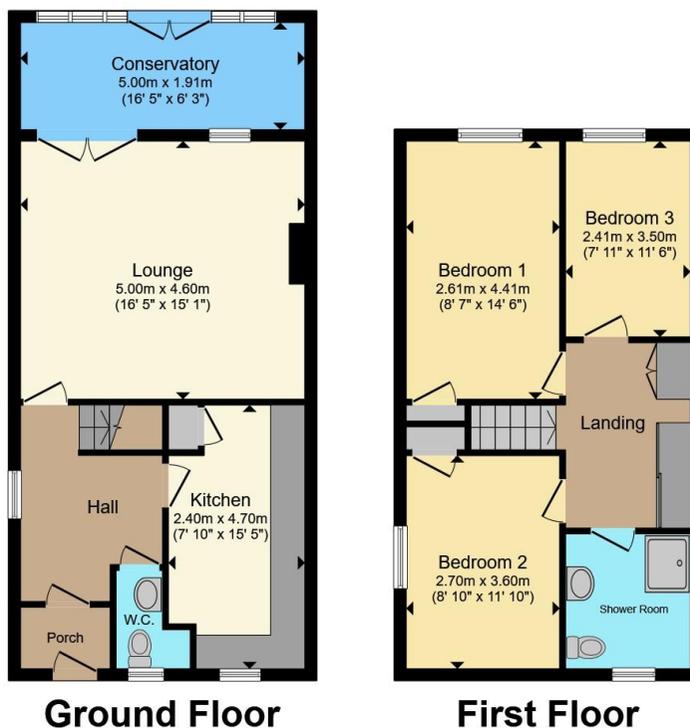
Bathroom

Fitted with a modern suite comprising bath with shower over, wash hand basin and WC.









Total floor area 104.5 m² (1,125 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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