



Kenrick Croft, Castle Vale
Birmingham, B35 7DN

£235,000

Castle Vale

£235,000



This superbly presented well proportioned end of terrace property has recently been renovated to a high standard throughout, sitting within close proximity of many sought after local amenities including shops, schools and transport links it offers an excellent opportunity for buyers.

Accessed via a most welcoming enlarged hall the ground floor accommodation includes a well proportioned lounge with double doors to the garden and a stylish and contemporary re-fitted dining kitchen with integrated appliances.

To the first floor there are three good size bedrooms complimented by a re-fitted modern bathroom and separate WC.

Outside there is a walled fore-garden with secure gated side access to the oversized rear garden and patio with attractive seating area, rear garage and gated hard standing.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY PRESENTED
END OF TERRACE PROPERTY
BRIEFLY COMPRISES;

Hall

Lounge 5.60m (18'5") x 3.20m (10'6")

Dining Kitchen 5.60m (18'5") x 3.61m (11'10")

Landing

Bedroom 1 3.87m (12'8") x 2.57m (8'5")

Bedroom 2 3.87m (12'8") x 3.20m (10'6")

Bedroom 3 2.67m (8'9") x 2.36m (7'9")

Bathroom

Separate WC

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 17th February 2026

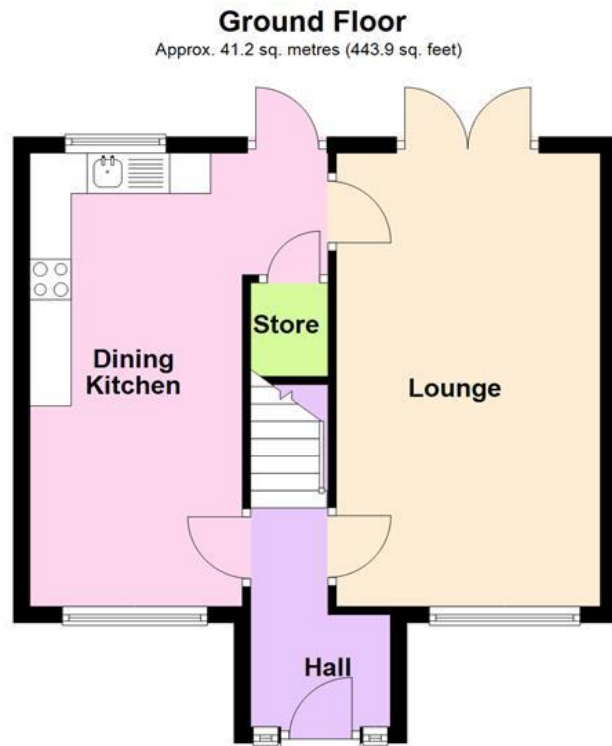
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 80.6 sq. metres (867.3 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

