

for sale

offers in excess of **£200,000** Freehold

Tottenham Crescent Birmingham B44 0ST

A WELL-PROPORTIONED TWO BEDROOM HOME OFFERING A SPACIOUS BAY-FRONTED LOUNGE, GENEROUS KITCHEN/DINER, TWO GOOD-SIZED BEDROOMS AND FIRST FLOOR FAMILY BATHROOM. THE PROPERTY ALSO BENEFITS FROM OFF-ROAD PARKING TO THE FRONT AND AN ENCLOSED REAR GARDEN, MAKING IT AN IDEAL OPTION FOR FIRST TIME

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Property Details

Entrance Hall

Entrance door, staircase leading to the first floor and access to the ground-floor accommodation.

Lounge

A spacious reception room featuring a bay window to the front and ample room for a range of seating and furniture.

Kitchen

Fitted with a range of wall and base units, work surfaces, sink and drainer, cooking facilities and space for appliances. There is also room for a dining table and access to the rear garden.

First Floor Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One 13' 10" x 10' 11" (4.22m x 3.33m)

A generously sized double bedroom with a window providing natural light.

Bedroom Two 12' 8" x 9' 9" (3.86m x 2.97m)

A second well-proportioned double bedroom with a window overlooking the rear.

Bathroom

Fitted with a white suite comprising a panelled bath, WC and vanity wash basin, together with an obscured window.

Front

The property is approached via a driveway providing off-road parking, with a pathway leading to the entrance.

Rear Garden

A generous enclosed rear garden with a lawned area and fenced boundaries





To view this property please contact Burchell Edwards on

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Property Ref: ERD208163 - 0004

Tenure:Freehold EPC Rating: E

Council Tax Band: A

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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