



Brooks Croft, Birmingham



Property Description

This property briefly comprises an entrance hallway, a spacious lounge providing ample space for both living and dining furniture, a fitted kitchen/diner with a range of wall and base units, work surface space and room for appliances, together with a convenient ground floor WC.

To the first floor are four well-proportioned bedrooms, and a family bathroom, making this an ideal home for growing families, and offering flexibility for family living, home working or guest accommodation.

Externally, the property benefits from a generous rear garden, providing excellent outdoor space for entertaining, family activities or further landscaping opportunities.

To the front is a low-maintenance frontage with pedestrian access, dropped curb, and on street parking.

Located within easy reach of local schools, shops, amenities and transport links, the property offers convenient access to Birmingham City Centre and surrounding areas. & viewing is highly recommended to fully appreciate the size and potential of the accommodation on offer.

Living Room

A spacious reception room with windows to the front and rear offering ample space for living.

Kitchen

Fitted with a range of wall and base units incorporating work surfaces over, sink and drainer unit, space for appliances and windows overlooking the front and rear garden.

Ground Floor Wc

Fitted with a low level WC and wash hand basin.



Landing

Providing access to all bedrooms, bathroom and shower room.

Bedroom One

A generous double bedroom with window to the front elevation.

Bedroom Two

A well-proportioned double bedroom with window to the front elevation.

Bedroom Three

Double bedroom with window to the rear elevation.

Bedroom Four

A further good-sized bedroom with window to the rear elevation.

Bathroom

Fitted with a walk-in shower, wash hand basin and low level WC.

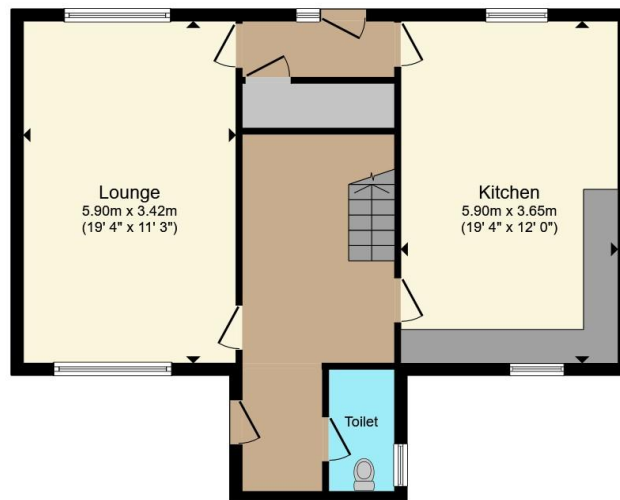
Rear Garden

A generously sized enclosed rear garden offering low-maintenance outdoor space.

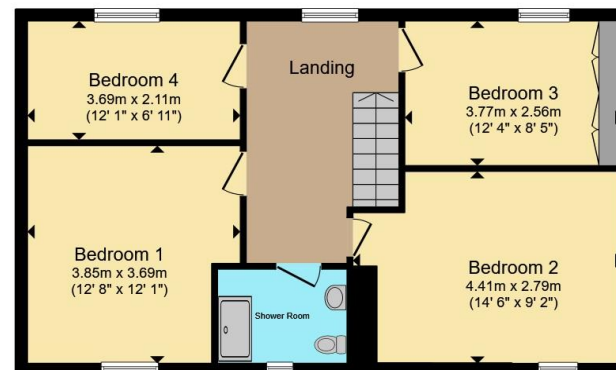








Ground Floor



First Floor

Total floor area 130.9 m² (1,409 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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Property Ref: ERD206981 - 0003