



Croy Drive, Castle Vale  
Birmingham, B35 6NY

Guide Price £210,000

# Castle Vale

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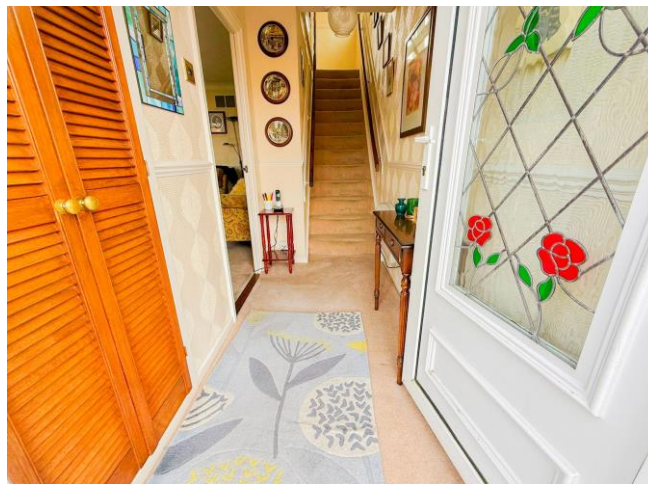
Occupying an enviable location in this sought after and convenient cul-de-sac the property is available with no onward chain and offers an excellent opportunity for buyers.

Entered via a welcoming hall with storage and stairs to the first floor the ground floor accommodation includes a generous lounge having double doors to the dining kitchen.

To the first floor there are three bedrooms complimented by a family bathroom with white fitted suite.

Outside the property sits behind a block paved driveway providing off road parking for vehicles and garage access whilst to the rear of the property there is a beautiful mature garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





## Property Specification

BEING SOLD BY PAUL CARR MODERN AUCTION  
THIS WELL PROPORTIONED  
SEMI DETACHED PROPERTY  
BRIEFLY COMPRISES;

### Hall

Lounge 4.12m (13'6") x 2.00m (6'7")

Dining Kitchen 5.43m (17'10") x 2.70m (8'10")

### Landing

Bedroom 1 3.79m (12'5") x 3.43m (11'3")

Bedroom 2 3.39m (11'1") x 3.04m (10')

Bedroom 3 2.50m (8'3") max x 2.28m (7'6")

### Bathroom

Garage

### 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: 30th March 2026

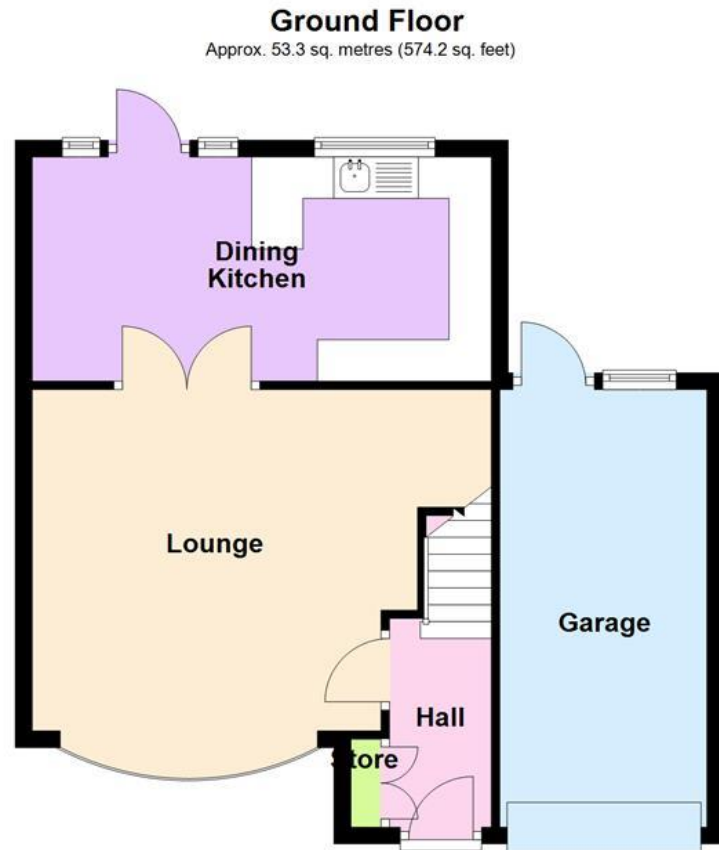
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### Viewer's Note:

Services connected: Gas, Warm Air Heating, electric, water and drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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



Total area: approx. 90.9 sq. metres (978.5 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

