



Wight Croft
Birmingham

burchell
edwards

Wight Croft Birmingham B36 0PX

for sale
£220,000



Property Description

A beautifully presented three-bedroom family home situated within a sought-after cul-de-sac location in the heart of B36. Offering spacious accommodation throughout, this property is ideal for first-time buyers, growing families or those looking to upsize.

The property briefly comprises a bright and welcoming reception room, creating the perfect space to relax and entertain, alongside a modern fitted kitchen complete with a stylish central island, providing both practicality and a focal point for family life.

To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from generous front and rear gardens, offering excellent outdoor space for children, entertaining guests or simply enjoying the warmer months.

Conveniently located close to the many amenities of Castle Bromwich, the property also enjoys easy access to highly regarded schools, local shops and excellent transport links into Birmingham City Centre and surrounding areas.

Early viewing is highly recommended to appreciate the size, condition and fantastic location of this superb home.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double glazed window to front elevation and double-glazed window to side elevation. Door to front elevation and laminate flooring.

Lounge

Double glazed window to front elevation and double-glazed door to front elevation. Stairs to first floor accommodation, laminate flooring, Tv point, and central heating radiator.

Kitchen

Double-glazed windows to rear elevations and double-glazed patio doors leading to the conservatory. A range of wall and base units with work surface over incorporating a sink with drainer unit. Built-in double oven, gas hob, cooker hood, central heating radiator, tiled flooring, tiling to splash prone areas, space and plumbing for washing machine and dishwasher.

Conservatory

Double glazed windows to rear and side elevations. Double glazed door to side elevation and laminate flooring. Central heating radiator ceiling light point, and Tv point.

Landing

Stairs form hallway, carpet flooring, loft access via hatch, ceiling light point and airing cupboard.

Bedroom One

Double glazed window to front elevation, ceiling light point, central heating radiator and laminate flooring

Bedroom Two

Double glazed window to rear elevation, ceiling light point, central heating radiator and laminate flooring.

Bedroom Three

Double glazed window to front elevation, ceiling light point, central heating radiator and laminate flooring.

Bathroom

Double glazed window to rear elevation. Bath with shower over, W.C, wash hand basin, central heating radiator, tiling to splash prone areas and linoleum flooring.

Front Garden

Laid to lawn, shrubs and plants.

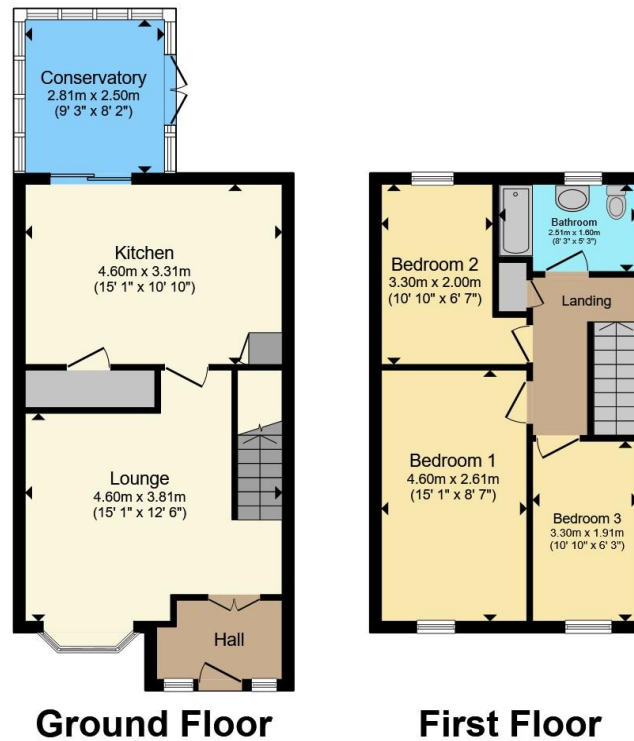
Rear Garden

Paved patio area, lawn, area, shrubs, and gated side access.









Total floor area 84.3 m² (908 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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