



**Cranwell Grove**  
Erdington, Birmingham, B24 0RL

**£234,950**

# Property Features

- Well presented two bedroom home
- Bright and spacious living room
- Modern fitted kitchen with garden access
- Main bedroom with en suite shower room
- Contemporary family bathroom
- Well balanced accommodation over two floors
- Low maintenance and private rear garden
- Ideal for first time buyers or investors
- Situated in a popular residential location
- Viewing highly recommended

## Full Description

This well presented two bedroom home offers comfortable and modern living accommodation arranged over two floors. The property is ideal for first time buyers, couples or investors, providing well balanced internal space alongside a low maintenance rear garden.

### THE FORE

To the front, the property benefits from an attractive exterior with a welcoming entrance and frontage that enhances kerb appeal. There is a pleasant residential outlook with convenient access to the main entrance.

### GROUND FLOOR

The ground floor comprises a bright and inviting living room which provides an ideal space for relaxation and entertaining. To the rear, the kitchen is well arranged with ample worktop and cupboard space, allowing room for everyday dining and direct access to the rear garden. A central hallway connects the accommodation and provides access to the staircase leading to the first floor.

### LIVING ROOM

15' 1" x 10' 7" (4.6m x 3.23m)

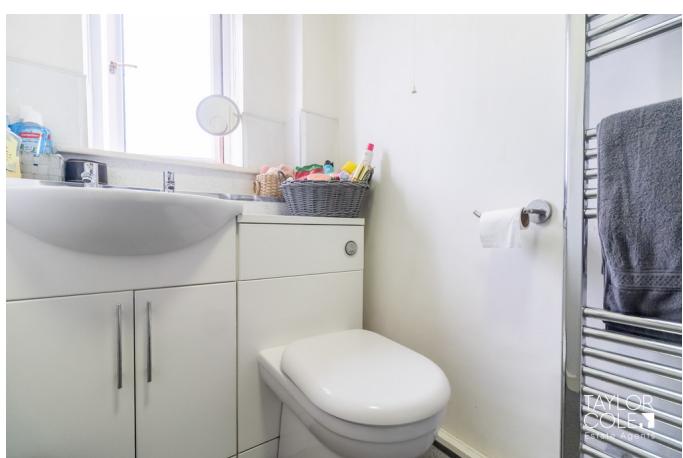
### KITCHEN

13' 8" x 8' 8" (4.17m x 2.64m)

### FIRST FLOOR

The first floor offers two well proportioned bedrooms, including a generous main bedroom with en suite facilities. The second bedroom is versatile and suitable for use as a guest room, home office or nursery. A modern family bathroom completes the accommodation on this level.

### BEDROOM ONE



14' 9" x 9' 6" (4.5m x 2.9m)

**BEDROOM ONE EN-SUITE**  
8' 7" x 3' 9" (2.62m x 1.14m)

**BEDROOM TWO**  
8' 9" x 7' 0" (2.67m x 2.13m)

**BATHROOM**  
6' x 5' 5" (1.83m x 1.65m)

#### THE REAR

To the rear, the property enjoys a low maintenance garden which is ideal for outdoor seating and entertaining. The space is well enclosed, providing privacy and a practical outdoor area that can be enjoyed throughout the year.

#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

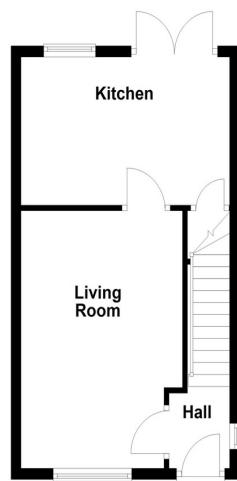
#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

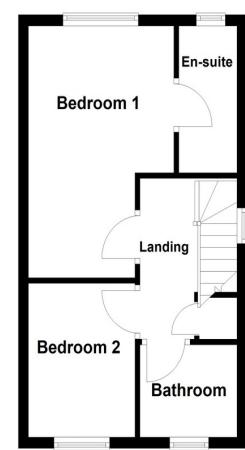




Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements