



Ann Croft, BIRMINGHAM



Property Description

Situated on the popular Ann Croft, this well-proportioned three-bedroom semi-detached home offers comfortable family living in a convenient residential location.

The property comprises a spacious lounge, a fitted kitchen with ample storage and worktop space, and a dining area ideal for everyday living and entertaining. Upstairs, there are three well-sized bedrooms along with a family bathroom.

Externally, the home benefits from front and rear gardens, with off-road parking. The property is ideally located close to local amenities, schools, and transport links, making it well suited to families and first-time buyers alike.

Early viewing is strongly recommended.

Entrance Hallway

Central heating radiator, laminate flooring, stairs to first floor accommodation and storage cupboard.

Lounge

Double glazed bay window to front elevation and central heating radiator.

Kitchen/ Diner

Dining Area

Open plan to kitchen area. Central heating radiator and laminate flooring.

Kitchen Area

Double glazed window and double doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, space for appliances.

Conservatory

Double glazed windows to rear and side elevations, double glazed door to rear elevation, open to kitchen.

Landing

Double glazed window to side elevation, loft access via hatch and all doors off.

Bedroom One

Double glazed bay window to front elevation, central heating radiator and fitted wardrobe.

Bedroom Two

Double glazed window to rear elevation, central heating radiator and fitted cupboard.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Shower Room

Double glazed window to rear elevation, wash hand basin, walk in shower, central heating radiator, tiled flooring.

Separate W.C

Double glazed window to side elevation and W.C.

Rear Garden

Decked area, laid to lawn, rear access and fencing to all boundaries.

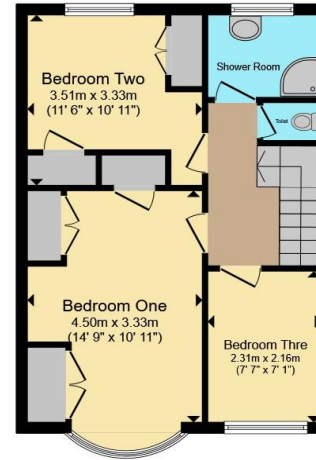








Ground Floor



First Floor

Total floor area 111.5 m² (1,200 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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211616



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