

DRAKES

ESTATE AGENTS



Westcroft Way, Birmingham, B14 4TZ

£300,000

- A Beautifully Presented Family Home
- Three Good Sized Bedrooms
- Lounge Diner
- Breakfast Kitchen
- Conservatory
- Contemporary Family Bathroom
- Guest WC
- Garage
- Off Road Parking
- West Facing Rear Garden



SCAN TO VIEW
VIRTUAL TOUR



- Enclosed Porch
- Entrance Hall
- Guest WC
- Breakfast Kitchen to front - 4.37m x 2.44m (14'4" x 8'0")
- Lounge Diner to rear - 4.93m x 4.42m (16'2" x 14'6")
- Conservatory - 2.95m x 2.84m (9'8" x 9'4")
- Bedroom One to front - 5.05m x 2.95m (16'7" x 9'8")
- Bedroom Two to rear - 4.37m x 1.85m (14'4" x 6'1")
- Bedroom Three to rear - 3.68m min x 2.95m (12'1" x 9'8")
- Family Bathroom to side - 1.63m x 2.62m (5'4" x 8'7")
- Garage - 5.79m x 2.26m (19'0" x 7'5")

A beautifully presented semi detached family home providing generous accommodation with three good size bedrooms, lounge diner, breakfast kitchen, conservatory, contemporary family bathroom, guest WC, West facing rear garden, garage and off road parking.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



COUNCIL TAX BAND: C
 EPC Rating: C
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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