



Bluebell Croft, Birmingham, B31 1FF

Offers over £200,000



**** Two Bedroom Semi-Detached ** Quite Cul-de-sac ** Well Presented Throughout ** Tucked away within a quiet cul-de-sac, this attractive two-bedroom home is presented to a nice, modern standard throughout, with neutral décor that creates a bright and welcoming feel. The property offers well-planned living space, including a generous lounge/diner and a conservatory that opens onto a fully enclosed rear garden with patio and lawn, ideal for both everyday living and entertaining. With off-road parking, no upward chain, and convenient access to local amenities and transport links including Northfield Train Station for connections into Birmingham, this is a home that combines comfort, practicality and location in equal measure.**



Positioned within a quiet cul-de-sac, this two-bedroom home is presented to a nice, modern standard throughout, with neutral-toned décor creating a light and comfortable feel across the accommodation.

The property is entered via a hallway with access to a useful storage area and staircase to the first floor. To the front of the house is the kitchen, fitted with a range of units and work surfaces, providing a practical space for everyday use.

To the rear, the lounge/diner offers a comfortable living and dining environment with good natural light and a layout that works well for both relaxing and entertaining. This room opens into the conservatory, creating an additional versatile space with views over and access to the rear garden.

On the first floor, there are two bedrooms, comprising a well-proportioned main bedroom and a second bedroom suitable for a variety of uses. A bathroom is positioned off the landing and serves both bedrooms.

Outside, the property benefits from off-road parking to the front. The rear garden is fully enclosed by fencing and features a paved patio area with steps leading up to a lawn, providing a private and practical outdoor space.

The location provides convenient access to local amenities and transport links, including Northfield Train Station, offering connections into Birmingham.

Store

Hall

Kitchen 11'9" x 6'0" (3.59m x 1.84m)

Lounge/Diner 13'11" x 12'5" (4.25m x 3.81m)

Conservatory 8'11" x 11'5" (2.74m x 3.49m)

First Floor Landing

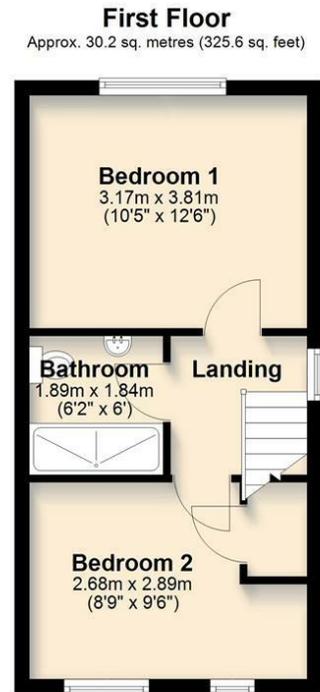
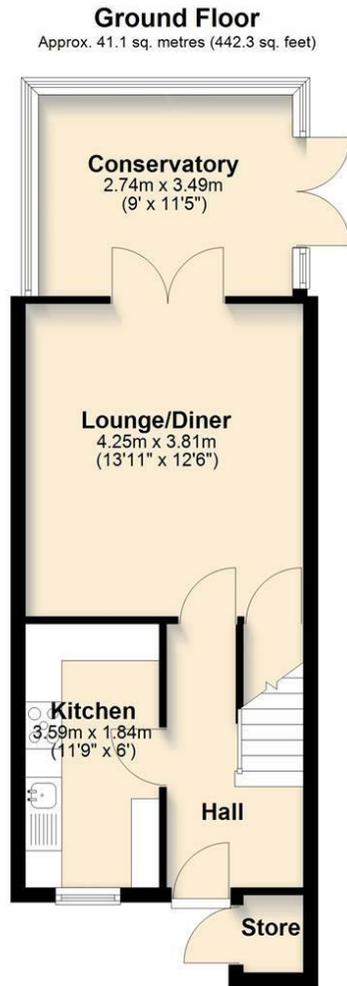
Bedroom 1 10'4" x 12'5" (3.17m x 3.81m)

Bedroom 2 8'9" x 9'5" (2.68m x 2.89m)

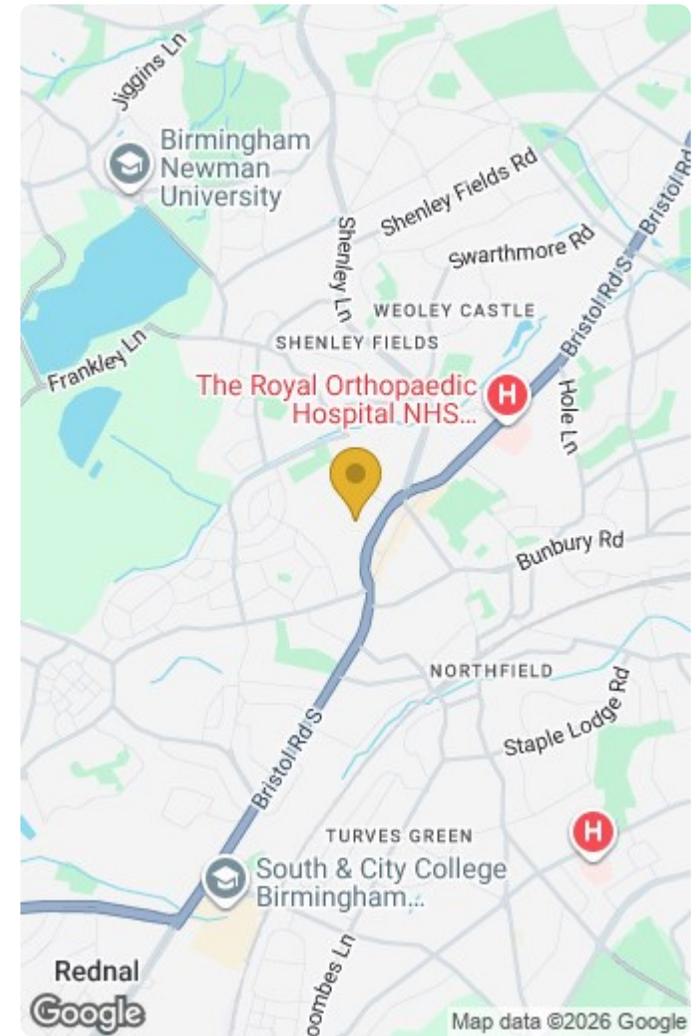
Bathroom 6'2" x 6'0" (1.89m x 1.84m)







Total area: approx. 71.3 sq. metres (767.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	