

for sale

**£230,000** Freehold



## Cocksmead Croft BIRMINGHAM B14 6PR

Situated in a popular residential location, this well-presented Two Bedroom home at Cocksmead, B14 offers spacious and versatile accommodation, ideal for first-time buyers, growing families, or investors alike. Conveniently positioned close to local amenities, reputable schools, transport links.

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- Energy Rating: C
- Semi Detached Freehold
- Lounge
- Fitted Kitchen
- Dining Area

# Property Details

## Driveway

Lawn Area

Access to Property via a Double-Glazed Door

## Lounge 14' 10" x 11' 7" (4.52m x 3.53m)

Double Glazed

Radiator

Feature Fireplace

Wooden Floors

Access to Conservatory

## Kitchen 7' 10" x 7' 2" (2.39m x 2.18m)

Double Glazed

Fitted Wall and Base Units

Stainless Steel Sink with Mixer Tap

Integrated Oven, Hob and extractor Fan

Worktop Space

Tiled throughout

Space and plumbing/electrics for appliances

## Conservatory 11' 1" x 9' 4" (3.38m x 2.84m)

Double Glazed

Brick Built

Access to Garden

## Landing

Loft Access

Storage

## Bedroom One 11' 10" x 8' 9" (3.61m x 2.67m)

Double Glazed

Built in Wardrobe

Radiator

## Bedroom Two 5' 10" x 10' 9" (1.78m x 3.28m)

Double Glazed Window

Radiator

Storage

## Bathroom

Double Glazed Window

Bath with Shower

Basin

Toilet

Tiled throughout

## Garden

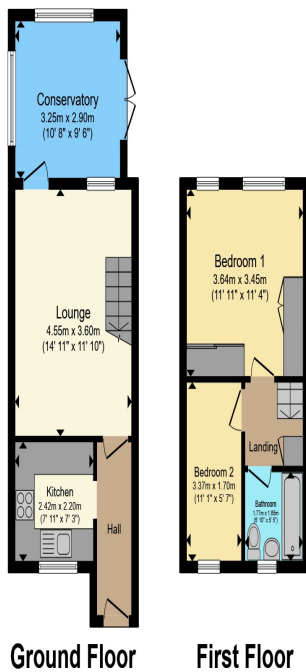
Paved Patio

Lawn

Shed

Fencing to Boundaries





To view this property please contact Connells on

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 BIRMINGHAM B14 7BW

Property Ref: KTH310978 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Total floor area 60.5 m<sup>2</sup> (651 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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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