



Webbcroft Road, Birmingham



# Webbcroft Road, Birmingham, B33 9BY

for sale offers over  
**£210,000**



## Property Description

DONT MISS OUT!! Fantastic location and TWO DOUBLE BEDROOMS! This is the perfect step on the ladder for a first time buyer or a great investment! Being close to transport routes and shops and ready to just put your own stamp on it! It will not be around for long! CALL NOW on 0121 742 1725 to view.

## Approach

Dropped curb leading to a tarmac driveway and a composite door into:

## Porch

Double glazing to the front aspect and door leading to:

## Hallway

Stairs to the first floor accommodation and door leading to:

## Lounge

12' 7" x 11' 8" ( 3.84m x 3.56m )  
Double glazed window to the front aspect, ceiling light point and central heating radiator.

## Kitchen

7' 8" x 13' 4" ( 2.34m x 4.06m )  
A range of wall and base units with work surfaces over incorporating a single bowl sink and drainer with mixer tap, space and plumbing for a washing machine, cooker space, extractor hood, double glazing to the rear aspect, tiled walls and door to the rear aspect leading to:

## Conservatory

9' 8" x 16' ( 2.95m x 4.88m )  
Double glazing to the side and rear aspect, double glazed door the the rear aspect, ceiling light point and central heating radiator.

## Ground Floor Wc

Wc and ceiling light point.

## Bedroom One

12' 10" x 10' 3" ( 3.91m x 3.12m )

Two double glazed windows to the front aspect, ceiling light point, built in storage and central heating radiator.

## Bedroom 2

10' 2" x 9' 9" ( 3.10m x 2.97m )









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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