



Crabmill Lane, Birmingham, B38 0HA

£275,000



SCAN TO VIEW
VIRTUAL TOUR

- A Well Maintained Semi Detached Home
- Two Double Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Family Bathroom
- Gated Driveway Parking
- Good Size Rear Garden
- Semi Rural Location With Countryside Views
- Potential To Extend Further STPP
- No Upward Chain

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- Dining Room to Front - 4.11m into bay x 3.66m (13'6" x 12'0")
- Lounge to rear - 4.06m x 3.23m (13'4" x 10'7")
- Extended Kitchen to rear - 4.98m x 1.88m (16'4" x 6'2")
- Bedroom One to front - 3.43m x 3.4m (11'3" x 11'2")
- Bedroom Two to rear - 3.48m x 3.45m (11'5" x 11'4")
- Family Bathroom to rear - 2.34m x 1.83m (7'8" x 6'0")

A well maintained semi detached home in a convenient semi rural location with countryside views, no upward chain and the potential to extend further (STPP). The accommodation comprises two double bedrooms, two reception rooms, extended kitchen, family bathroom, gated driveway and a good size rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(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: D
 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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