



Cocksmead Croft Birmingham B14 6PR

for sale offers over
£195,000



Property Description

Perfect for first-time buyers, downsizers or investors, this well-presented two-bedroom property is ideally located in a highly sought-after area between Kings Norton, Kings Heath and Bournville.

Tucked away on a quiet residential road, the property offers excellent access to a wealth of local amenities, reputable schools and transport links. With two train stations located within two miles, commuters can enjoy convenient access into Birmingham City Centre and beyond.

The accommodation briefly comprises a welcoming living room, fitted kitchen and a bright conservatory overlooking the rear garden. Outside, the property benefits from a private rear garden and off-road parking.

To the first floor are two bedrooms and a family bathroom.

Offering an excellent opportunity for a range of buyers, this charming home combines a desirable location with practical living space and must be viewed to be fully appreciated.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Approach

Dropped curb leading to tarmac driveway. Front garden is laid to lawn with boarder surround. Fenced to once side with gated access leading to rear garden. UPVC front door leading to

Hallway

Door to kitchen and living room.

Kitchen

Double glazed window to front aspect. Range

of wall-based units both above and below with work surface over incorporating stainless steel sink with mixer taps and drainer. Integrated gas hob and electric oven with extractor fan above. Space and plumbing for appliances. Tile to splash prone areas.

Living Room

Double glazed window to rear, double glazed door leading to conservatory. Feature fireplace. Central heating radiator, stairs leading to first floor.

Conservatory

Low level brick-built walls with double glazed windows to all sides. Double glazed French doors leading to garden. Central heating

Landing

Built in storage, loft access. Doors off to

Bedroom One

Two double glazed windows to rear aspect, central heating radiator. Built in storage, fitted wardrobes with mirrored sliding doors.

Bedroom Two

Double glazed window to front aspect, central heating radiator.

Bathroom

Obscure double-glazed window to front aspect. W.C., wash basin with separate taps. Bath with separate taps and shower above. Partially tiles to walls and tiled flooring.

Rear Garden

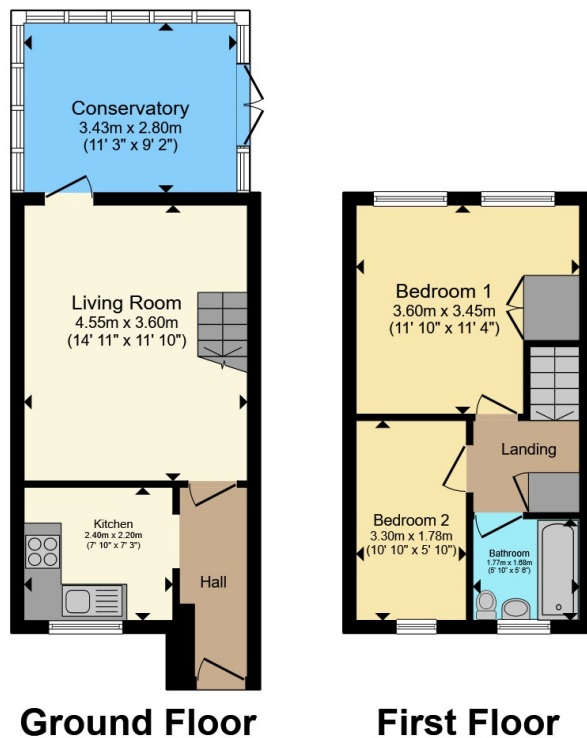
Slabbed patio, laid to lawn with fence and boarder surround. Shed to rear, a second shed to the side of the property. Gated

access to front.

Agent Note

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Total floor area 60.6 m² (653 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



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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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