



Ann Croft, BIRMINGHAM

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## Property Description

SUPER POPULAR ROAD! This semi detached is a GREAT BUY, ANN CROFT is a sought after CUL-DE-SAC in SHELDON! Close to shops and transport routes this property does not disappoint! Bigger than you think and being in such a good location this is just ready for a family so, call NOW on 0121 742 1725 to view.

## Entrance Hallway

Double glazed window to side elevation, central heating radiator and stairs to first floor accommodation.

## Lounge

Double glazed bay window to front elevation and central heating radiator.

## Dining Room

Double glazed doors to rear elevation and central heating radiator.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted gas hob and oven, tiling to splash prone areas, laminate flooring.

## Utility Room

Double glazed window to rear elevation, base storage units, central heating boiler housed, breakfast bar and central heating radiator.

## Conservatory

Double glazed surround.

## Landing

Double glazed window to side elevation, loft access via hatch and all doors off.

## Bedroom One

Double glazed bay window to front elevation, central heating radiator and built in wardrobe.

## Bedroom Two

Double glazed window to rear elevation, central heating radiator and built in cupboard.

## Bedroom Three

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, walk in shower, W.C, wash hand basin, bath, extractor and tiling to walls.

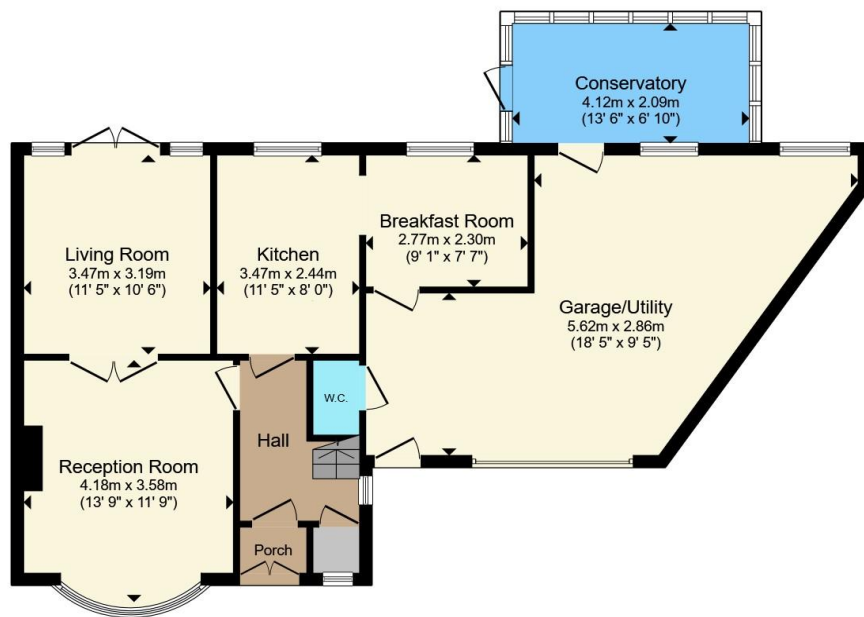
## Rear Garden

Laid to lawn, slabbed patio, outside tap, outside electrics, outside W.C and fencing to all boundaries.

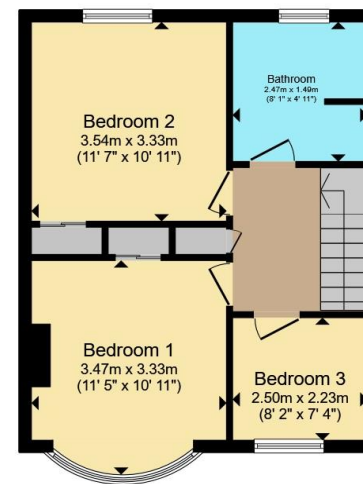








**Ground Floor**



**First Floor**

Total floor area 131.3 m<sup>2</sup> (1,413 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/SHL209780](http://burchelledwards.co.uk/Property/SHL209780)



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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Property Ref: SHL209780 - 0004