



**Goodrest Croft, Birmingham B14 4JU**



**welcome to**

**Goodrest Croft, Birmingham**

A well-presented and modern three-bedroom semi-detached home located on the sought-after Goodrest Croft in Birmingham. Offering spacious living throughout, a driveway, lean to, and a generous rear garden, this property is ideal for families or first-time buyers.



## Agent Note

Council Tax Band is C.

Please note that all Measurements have been carried out by a Third-Party Company

## Entrance Hall

Laminate flooring, radiator, stairs, w.c., and cupboard used as utility.

## Cloakroom

Laminate flooring, toilet and sink.

## Lounge

13' 7" x 11' 10" ( 4.14m x 3.61m )

Bay window to front, radiator and carpet.

## Kitchen/Diner

11' 9" x 20' 10" ( 3.58m x 6.35m )

Patio doors to rear, window to rear, induction hob, electric oven, sink, radiator, laminate flooring, integrated dishwasher and side door to lean to.

## Bedroom One

14' 1" x 11' 10" ( 4.29m x 3.61m )

Bay window to front, radiator and carpet.

## Bedroom Two

11' 9" x 12' 1" ( 3.58m x 3.68m )

Window to rear, radiator and carpet.

## Bedroom Three

7' x 6' 2" ( 2.13m x 1.88m )

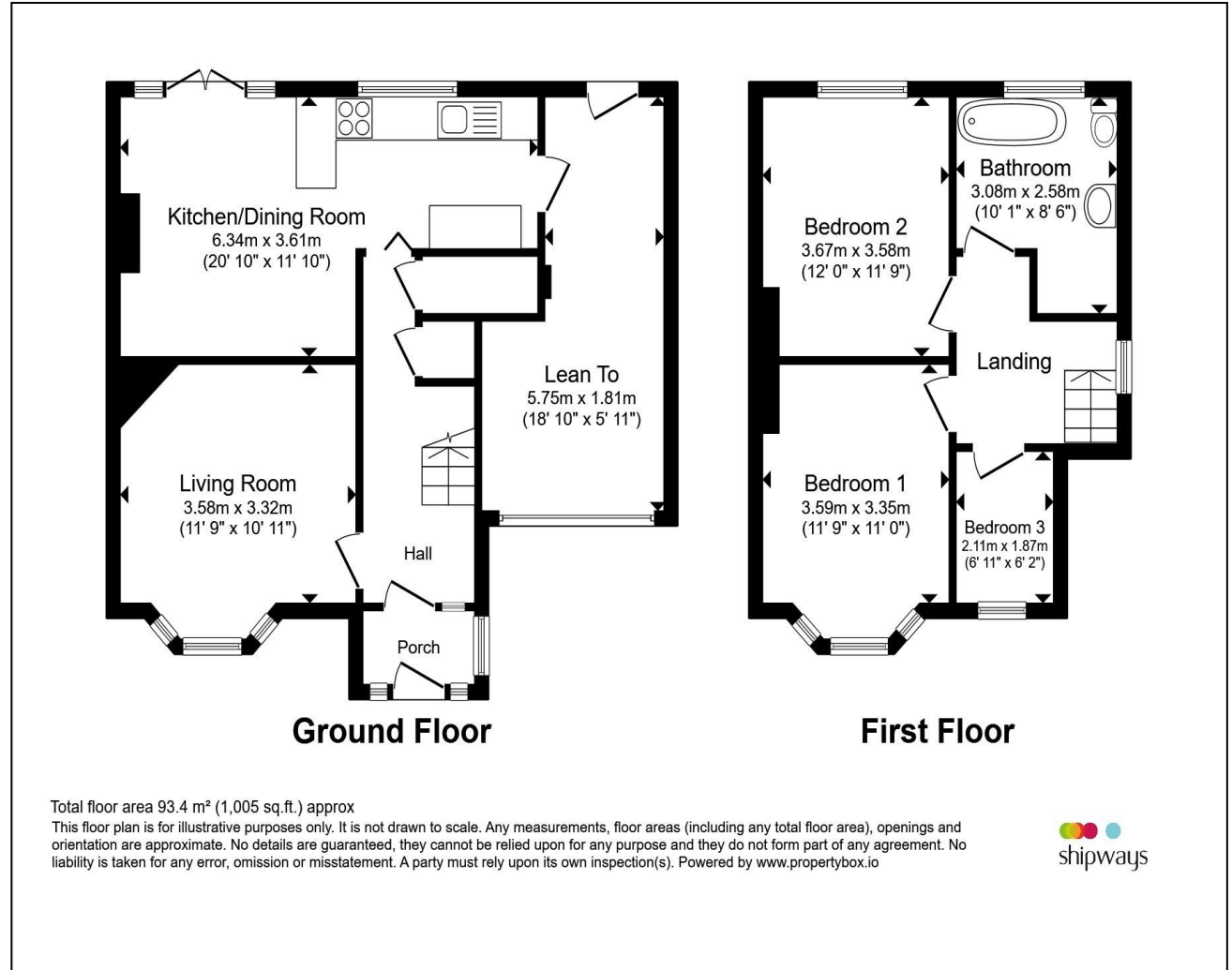
Window to front, radiator and carpet.

## Bathroom

Window to rear, wall height tiling, towel rail, bath, hand wash basin, shower, w.c. and laminate flooring.

## Rear Garden

Patio area as you walk out, grass area and decking at back. East facing.



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welcome to

## Goodrest Croft, Birmingham

- Three-bedroom
- Semi-detached
- Bay-fronted living room
- Family bathroom
- Driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SLY112433 - 0002

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