



**Louise Croft, Birmingham B14 5NY**

**welcome to**

## **Louise Croft, Birmingham**

Well-presented three-bedroom home located in a quiet cul-de-sac on Louise Croft, Kings Heath. Offering no chain, spacious and versatile accommodation including two reception rooms, kitchen/diner, study and WC, this property also benefits from a front garden, private rear garden with outhouse.

### **Agent Note**

This property is a Bryant Low Rise construction. Council Tax Band is B.

### **Porch**

Double glazed door and window.

### **Hallway**

Doors to lounge and second reception room.

### **Living Room**

13' 9" x 12' ( 4.19m x 3.66m )  
Double glazed window.

### **Study Room**

8' 8" x 7' 9" ( 2.64m x 2.36m )  
Storage cupboard.

### **Kitchen-Diner**

18' 2" x 11' 4" ( 5.54m x 3.45m )  
Double glazed window and door. A range of wall and base units with sink and drainer. Integrated oven with extractor hood over and space for free standing appliances.

### **Sitting Room**

11' 2" x 9' 2" ( 3.40m x 2.79m )  
Door to kitchen, downstairs shower room and study.

### **Downstairs Shower Room**

Toilet, basin and shower.

### **Bedroom One**

12' 5" x 11' 10" ( 3.78m x 3.61m )  
Double glazed window. Storage cupboard. Radiator and fitted wardrobes. Shower ensuite with basin and toilet.

### **Bedroom Two**

11' 10" x 11' 2" ( 3.61m x 3.40m )  
Double glazed window, radiator and access to loft.

### **Bedroom Three**

9' 2" x 7' 9" ( 2.79m x 2.36m )  
Double glazed window and radiator.

### **Bathroom**

Toilet, hand wash basin with vanity unit and bath with shower over.

### **Out House**

Double glazed window / electric sockets and lights.

### **Rear Garden**

Path with laid lawn and bushes to side.





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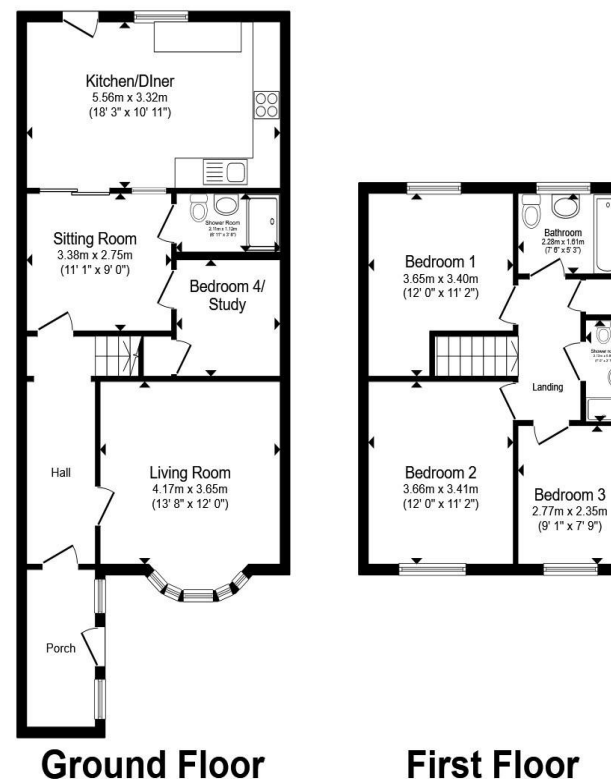
## Louise Croft, Birmingham

- Mid-terraced
- Three/Four bedrooms
- No Chain
- Three Bathrooms
- Ground floor shower room

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £240,000



Total floor area 107.1 m<sup>2</sup> (1,153 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)



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Property Ref:  
SLY112249 - 0003

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