



Ann Croft, Birmingham





### Property Description

This modernised and extended home offers exceptional space for growing families or those seeking versatile accommodation. The ground floor features a welcoming entrance hall, generous reception rooms, and a contemporary open-plan kitchen/dining area ideal for entertaining. Upstairs, five well-proportioned bedrooms provide ample room for family, guests, or home-working, with the master enjoying its own ensuite.

Outside, the property benefits from a block paved driveway, private rear garden and a substantial double garage, accessible via a rear driveway.

A rare opportunity to secure a spacious, modern home in a highly regarded location.

### Entrance Porch

Double glazed window to front elevation.

### Entrance Hallway

Double glazed window to front elevation, door to front elevation and under stairs storage.

### Guest W.C

Double glazed window to side elevation, W.C and wash hand basin.

### Lounge

Double glazed bay window to front elevation, double glazed patio doors to rear elevation, brick built fire and central heating radiator.

### Reception Room Two

Double glazed window to front elevation, central heating radiator and feature fire place.v

### Kitchen

Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator and Range cooker.

### Utility Room

Space for fridge freezer, space and plumbing for washing machine.

### Bedroom One

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

### En-Suite

Double glazed window to rear elevation, shower cubicle, W.C, wash hand basin and central heating radiator.

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

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

### Bedroom Five

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, shower cubicle, spa bath, heated towel rail, W.C and wash hand basin.

## Front Garden

Block paved driveway providing off road parking,

## Rear Garden

Paved patio, laid to lawn, side access to frontage and access to garage.

## Garage

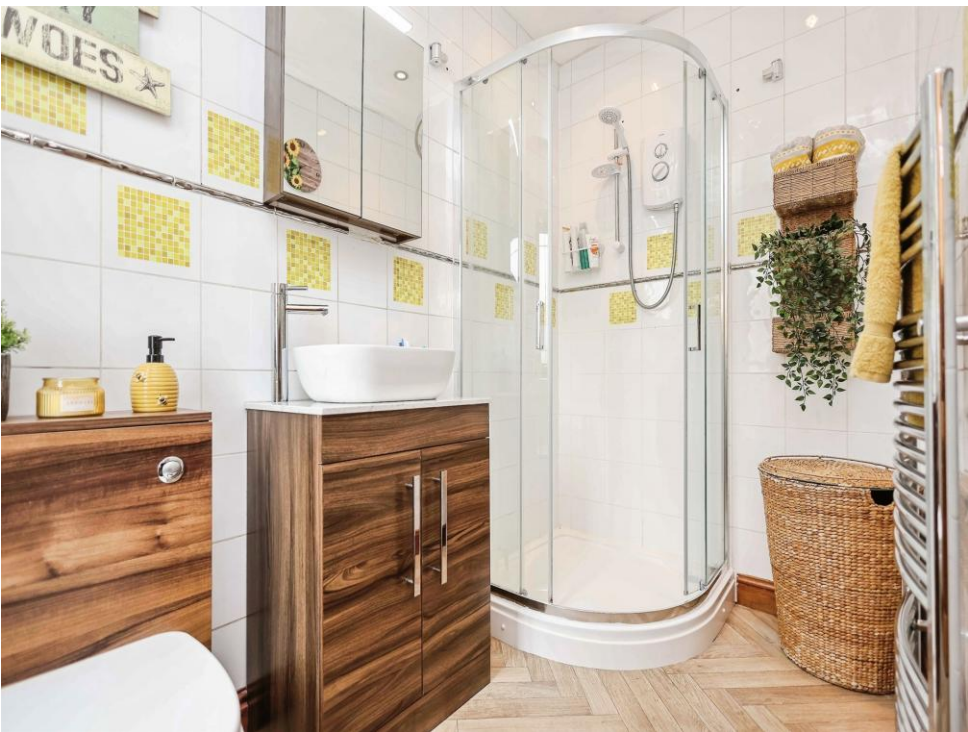
Double glazed window to front elevation and roller shutter door.

## Agents Note

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.



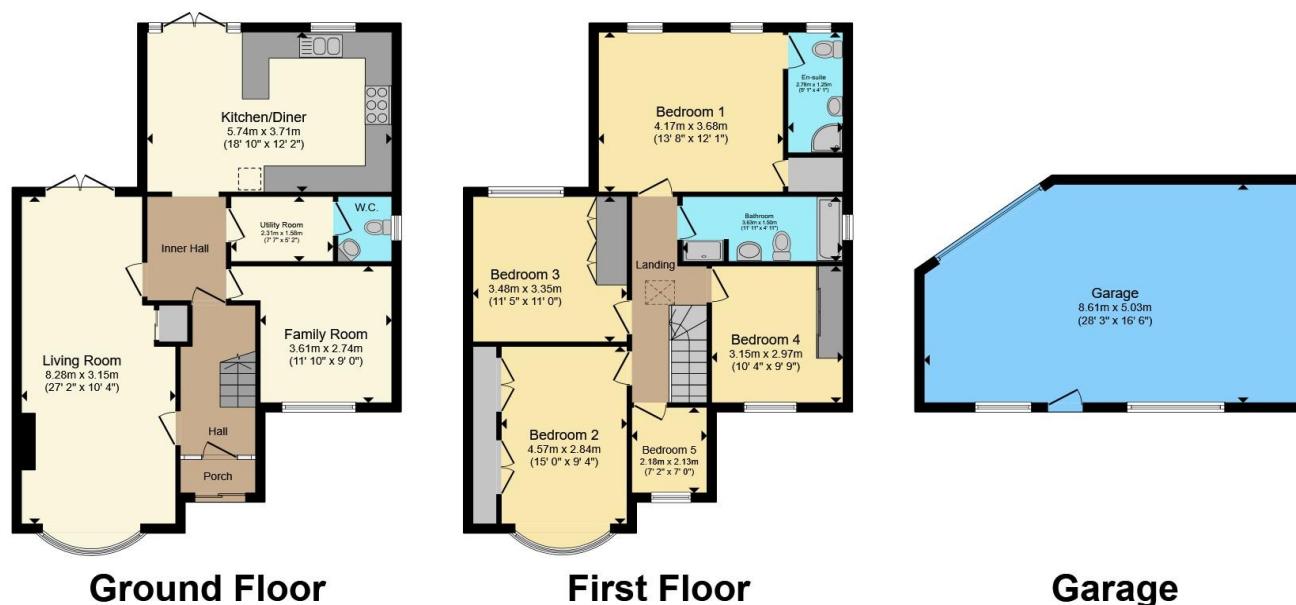












Total floor area 190.1 m<sup>2</sup> (2,046 sq.ft.) approx

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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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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