



Rathlin Croft, Birmingham





## Property Description

Burchell Edwards Castle Bromwich are delighted to offer this three bedroom mid- terraced property situated in the Smiths Wood area of Birmingham (B36).

Offered with no upward chain, the property in brief comprises an entrance porch, lounge, kitchen diner, three bedrooms and a bathroom. You will also discover gardens to both the front and rear- making this an ideal purchase for a first time buyer or a growing family. Ready to move in with little to no refurbishment.

The property location is key, as it is sat amongst plenty of local amenities/shops and within close proximity of many transport links including the M6/M42 Motorways. A popular area for school catchments too! Close to BHX international airport, Rail and the new HS2 terminal.

Viewings are essential to gain a sense of the space and accommodation available.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

## Entrance Porch

Double glazed window to side elevation and laminate flooring.

## Entrance Hallway

Central heating radiator and laminate flooring,

## Lounge

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

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor, storage pantry, tiled flooring, tiling to splash prone areas and space and plumbing for washing machine.

## Landing

Loft access via hatch, storage cupboard, carpet, storage cupboard and airing cupboard.

## Bedroom One

Double glazed window to front elevation, central heating radiator, carpet and fitted wardrobes and storage.

## Bedroom Two

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

## Bedroom Three

Double glazed window to front elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator, tiling to walls and vinyl flooring.

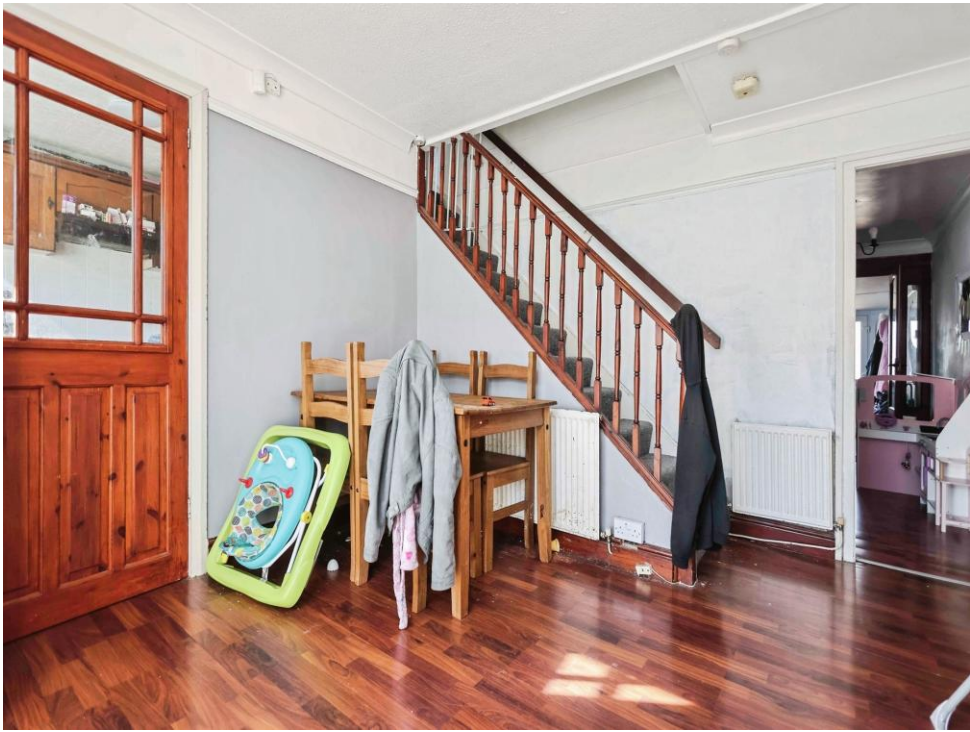
## Rear Garden

Paved garden with fencing to boundaries and rear access.

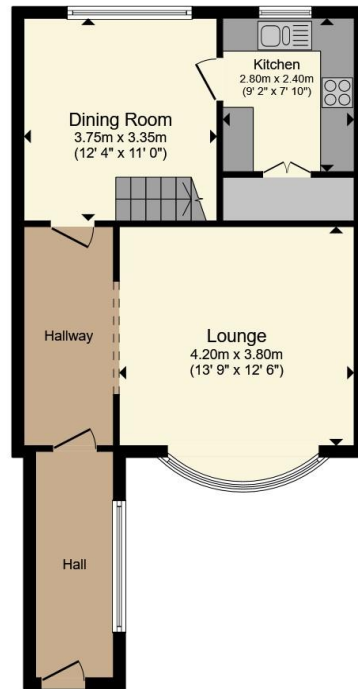
## Front Garden

Pathway, two gravel areas and fencing to boundaries.

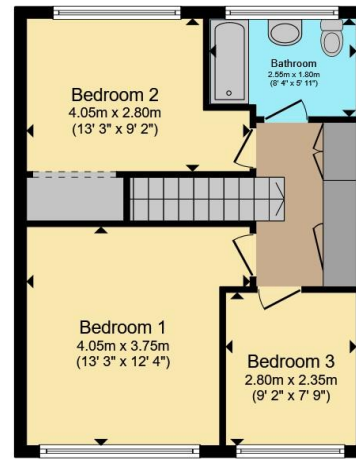








**Ground Floor**



**First Floor**

Total floor area 99.4 m<sup>2</sup> (1,069 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

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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