



Morris Croft, Birmingham B36 9JN

welcome to

Morris Croft, Birmingham

****END TERRACE PROPERTY**THREE BEDROOMS**DOWNSTAIRS WC**BREAKFAST KITCHEN**REAR LOUNGE**FAMILY BATHROOM**FRONT AND REAR GARDENS**NO CHAIN**OPPORTUNITY FOR FIRST TIME BUYERS****



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

Entrance Porch

Meter cupboard, door to hallway

Entrance Hall

Ceiling light point, coving, stairs to first floor and under stairs storage.

Downstairs Cloakroom

Low level w.c., ceiling light point and wall mounted sink.

Lounge

Double-glazed window and doors, radiator, two ceiling light points and coving.

Kitchen

Double-glazed window to front, radiator, ceiling light point, coving, cupboards, drawers and base units, roll top work surfaces, stainless steel sink and drainer, electric cooker point, plumbing for washing machine and tiled floor.

Landing

Ceiling light point, cupboard housing central heating boiler, coving and loft access.

Bedroom One

Double-glazed window to front, radiator, ceiling light point and coving.

Bedroom Two

Double-glazed window to rear, radiator, ceiling light point and coving.

Bedroom Three

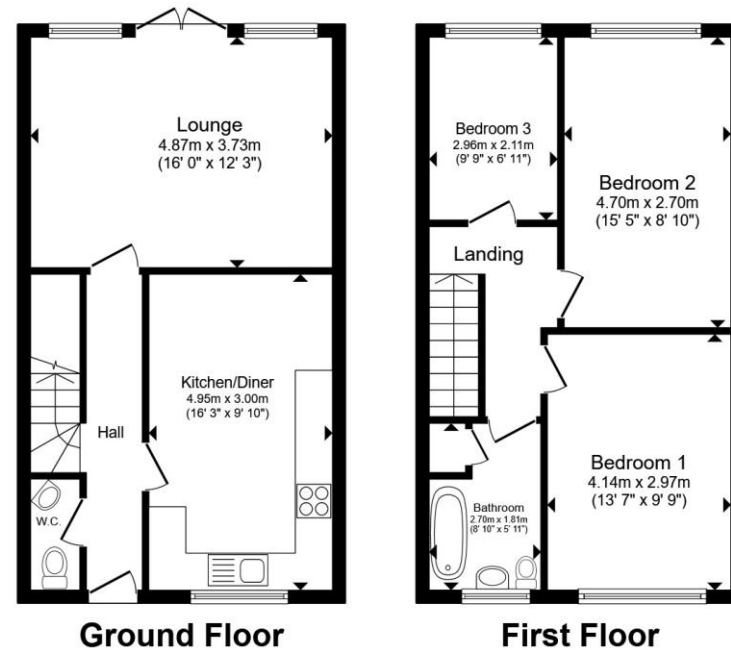
Double-glazed window to rear, radiator, ceiling light point and coving.

Bathroom

Double-glazed window to front, radiator, panelled bath with shower over, ceiling light point, vanity sink and door to airing cupboard.

Rear Garden

Patio area, lawn, mature shrubs, brick built shed, side gate for access and enclosed by fencing.



Total floor area 87.3 m² (940 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

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- END TERRACE
- THREE BEDROOMS
- DOWNSTAIRS WC
- FAMILY BATHROOM
- FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers over
£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB112554 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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