

AP MORGAN



Croft Road, Birmingham
Offers in excess of £325,000

Features:

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Stylish Kitchen/Dining Room with Quartz Worktops
- Spacious Living Room with Quartz Feature Fireplace
- Three Well-Proportioned Bedrooms
- Landscaped Rear Garden with BBQ Entertainment Area
- Detached Garage Offering Excellent Storage
- Private Driveway Providing Off-Road Parking
- Close to Excellent Schools, Amenities and Transport Links

Description:

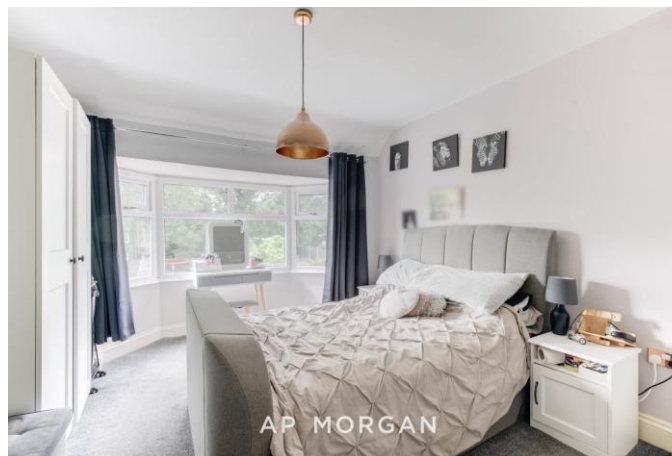
Situated in a popular residential location, this beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation throughout, making it an ideal purchase for families and first-time buyers alike. Boasting a generous living room complete with an elegant quartz feature fireplace and an impressive, fitted kitchen/dining room finished with luxurious quartz worktops, this home is ready to move straight into.

The property is approached via a private driveway providing off-road parking, with access to a substantial detached garage currently utilised as a versatile storage space.

Once inside, the welcoming entrance hall leads through to a bright and spacious living room with a striking quartz feature fireplace and attractive bay window. To the rear is a stunning open-plan kitchen/dining room, beautifully fitted with a range of contemporary units, quartz worktops and ample space for family dining, with a useful utility area and French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, including two generous doubles, all served by a modern family bathroom with a separate WC.

Moving outside, the property enjoys a beautifully landscaped rear garden, thoughtfully designed for both relaxation and entertaining. A generous patio and dedicated BBQ area create the perfect setting for summer gatherings, while the remainder of the garden is well maintained and provides plenty of space for children to play. The detached garage offers excellent storage or potential for a workshop or home gym.



Ideally positioned close to a range of local shops, cafés and everyday amenities, the property also benefits from excellent transport links and falls within the catchment area for highly regarded local schools, making it an excellent choice for growing families.

Details:

Porch

Hall

Living Room 12'10" x 12'5" (3.9m x 3.78m)

5.70m x 4.46m Both Max

Landing

Bathroom 1 14'8" x 11'7" (4.47m x 3.53m) Both Max

Bedroom 2 12'6" x 11'7" (3.8m x 3.53m) Both Max

Bedroom 3 7'6" x 6'9" (2.29m x 2.06m)

Bathroom 6'9" x 6' (2.06m x 1.83m)

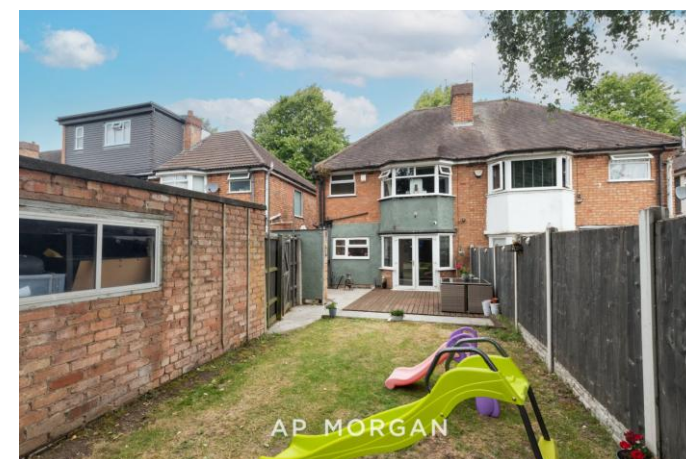
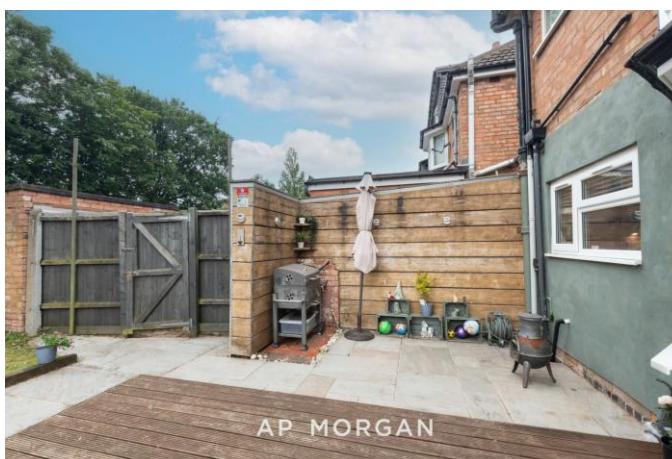
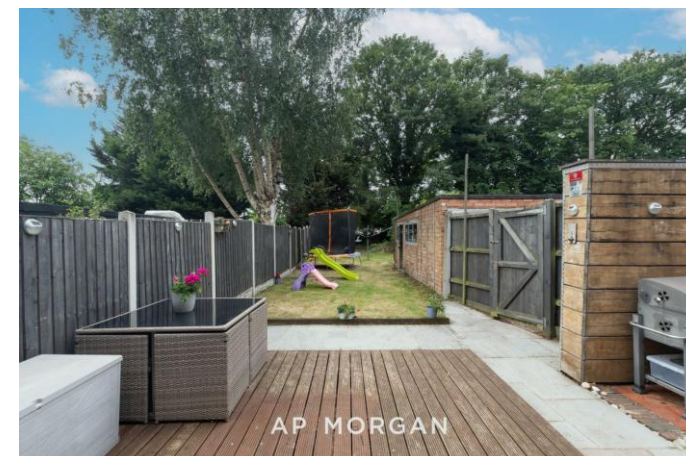
WC

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

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mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information:

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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before

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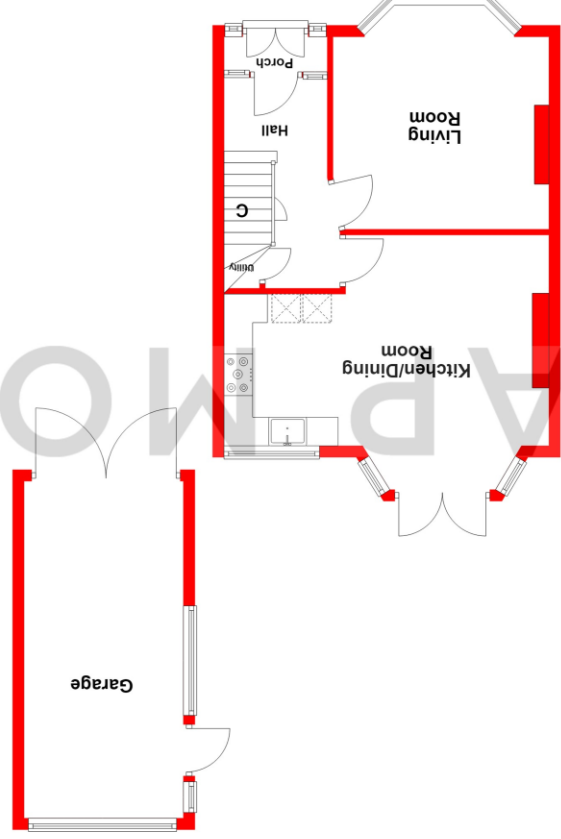
VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks

and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of

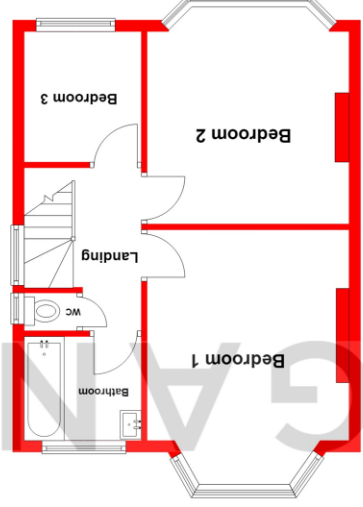
a memorandum of sale on the property you would like to buy.

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Ground Floor



First Floor



Total area: approx. 102.2 sq. metres (1099.9 sq. feet)

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Plan produced using Planlup.