



Offers Over £180,000

Regal Croft, Bromford Bridge, Birmingham, B36 8TA

*** EXTENDED *** MODERNISED THROUGHOUT *** WALKWAY ACCESS *** FREEHOLD ***

The property is of a non-standard build so please check with your lender before offering. The property is accessed via a communal walkway leading to a private front garden, entrance hallway, lounge which is open plan to the modernised kitchen/dining room and a private rear garden all to the ground floor level. To the first floor there are THREE BEDROOMS and a modernised family bathroom. Energy Efficiency Rating:-D

Approach

The property is approached via the public footpath which leads to an opening allowing access to:-

Front Garden

Fence perimeters surrounding a front garden area consisting of a garden laid mainly to lawn with flower bed borders and a paved pathway leading to a secure door into:-

Entrance hallway

Stairs rising to the first floor landing area, spotlights inset to the ceiling, radiator, and tiling to the floor area. Opening to the side into:-

Lounge

15'1" x 11'9" (max) 10'4" (min) (4.60m x 3.58m (max) 3.15m (min))

Double glazed bow window to the front, radiator, tiling to the floor area and spotlights inset to the ceiling. Opening to the rear into:-

Kitchen/Dining Room

15'1" x 10'5" (4.60m x 3.18m)

Range of white high gloss effect wall mounted and floor standing base units with a roll edge work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Wall mounted boiler, plumbing for a washing machine, partly tiled walls and tiling to the floor area. Storage cupboard under the stair area, spotlights inset to the ceiling, double glazed window to the rear and a set of double glazed sliding patio doors also to the rear allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area, storage cupboard, exposed floor boards and doors to:-

Bedroom One

14'9" x 8'7" (4.50m x 2.62m)

Double glazed window to the front, radiator, and exposed floorboards.

Bedroom Two

11' x 6'2" (3.35m x 1.88m)

Double glazed window to the rear, radiator and exposed floor boards.

Bedroom Three

10'11" x 6'4" (3.33m x 1.93m)

Double glazed window to the front, radiator and exposed floor boards.

Bathroom

8'5" x 5'5" (2.57m x 1.65m)

Suite comprised of a panelled bath with a mixer tap attachment, low flush WC and a pedestal wash hand basin. Spotlights inset to the ceiling, tiling to the floor area and tiling to the walls with a decorative chrome effect trim. Ladder style radiator, two double glazed windows to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a raised low wall retaining garden laid mainly to lawn with flower bed borders. Fence perimeters with an access gate to the rear communal walkway area. Security light, outside tap.



OfCom Mobile
Results for Regal Croft

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

- EE- Good outdoor and variable in-home
- O2 - Good outdoor and variable in-home
- 3 - Good outdoor, variable in-home
- Vodafone - Good outdoor and in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

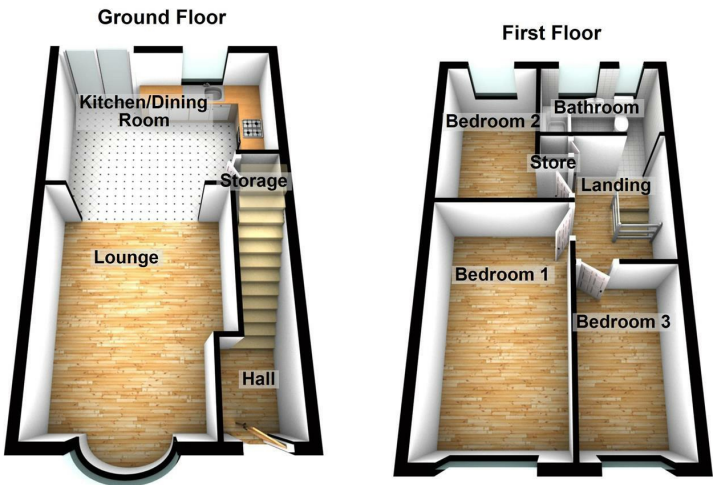
- EE- 81%
- O2 81%

Three 80%
Voda 76%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband
STANDARD - Highest available download speed - 5 Mbps. Highest available upload speed - 0.7 Mbps - Availability Good
SUPERFAST Highest available download speed - x Highest available upload speed -x - Availability Good
ULTRAFAST- Highest available download speed - 2000 Mbps - Highest available upload speed - 2000 Mbps - Availability Good

Risk of Flooding
Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low



This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

