



Lowerstack Croft
BIRMINGHAM

Lowerstack Croft BIRMINGHAM B37 5AN

for sale
£190,000



Property Description

A spacious and well-presented three-bedroom family home, ideally situated on a pleasant walkway location in the popular B37 area. Offering generous accommodation throughout, this property benefits from both front and rear gardens, making it an excellent choice for families and first-time buyers alike.

The accommodation comprises a welcoming entrance hall, a large and bright living room, and a superb kitchen/diner providing ample space for everyday living and entertaining. Upstairs, the property offers three generously sized bedrooms and a modern fitted shower room finished to a contemporary standard.

Outside, the home enjoys gardens to both the front and rear, providing plenty of outdoor space to relax and enjoy. Conveniently located close to local amenities, schools, transport links and green spaces, this is a fantastic opportunity to purchase a spacious family home in a well-established residential setting.

Early viewing is highly recommended.

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.

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.

Entrance Porch

Double glazed upvc door to side elevation and double-glazed window to side elevations. Laminate flooring and wall lights.

Lounge

Double-glazed window to rear elevation. Central heating radiator and ceiling light points, laminate flooring, TV point and wall lights.

Kitchen

Two double glazed windows to front elevations, a range of wall and base units with work surface over incorporating, gas cooker point, central heating radiator and ceiling light and vinyl flooring. Pantry. Stairs to first floor accommodation.

Landing

Carpet flooring, ceiling light points, airing cupboard and stairs to the kitchen, storage cupboard.

Bedroom One

Double glazed window to rear elevation, laminate flooring, ceiling light points and central heating radiator.

Bedroom Two

Double glazed window to front elevation. Storage cupboard, laminate flooring, ceiling light points, and central heating radiator.

Bedroom Three

Double glazed window to rear elevation. Carpet flooring, ceiling light points, and central heating radiator.

Bathroom

Double glazed opaque window to front elevation. Shower cubicle, W.C, wash hand basin, ceiling light point, heated chrome towel rail and fully tiled.



Front Garden

Paved pathway to front door, laid to lawn, shrubs and plants.

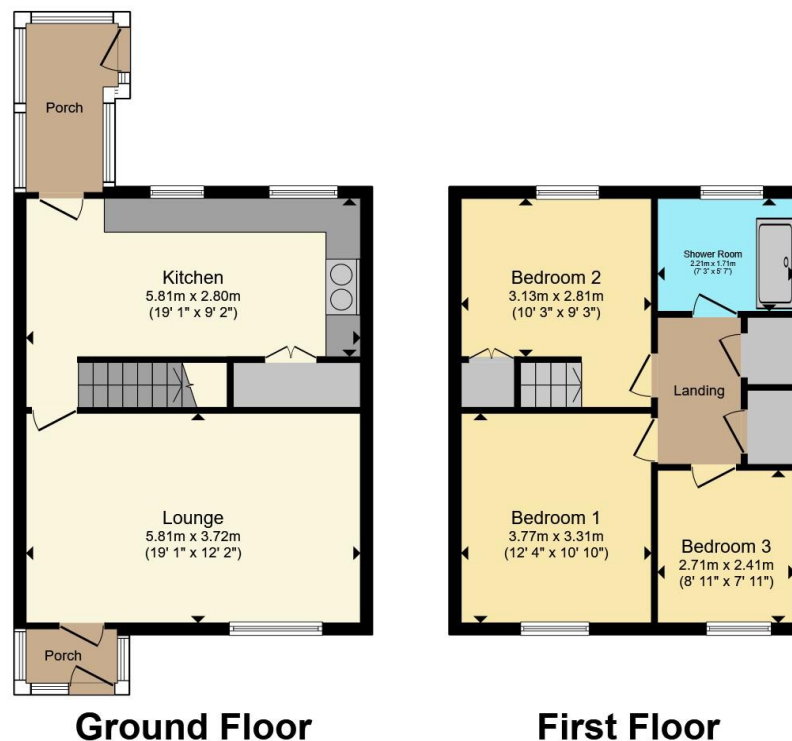
Rear Garden

Paved patio, plants, shrubs and gated rear access.









Total floor area 93.6 m² (1,008 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



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211696



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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