

Wilkinson Croft
Birmingham

burchell edwards

Wilkinson Croft
Birmingham B8 2RE

for sale offers over
£360,000







Property Description

A well-presented and extended three-bedroom detached family home, offering versatile living accommodation, off-road parking and a sought-after residential location.

The property benefits from a spacious living room, two additional reception rooms, including a converted garage which is ideal as a family room, home office or playroom, and an impressive extended kitchen diner offering the perfect space for everyday living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom, while a second bathroom provides added convenience for busy households.

Externally, the property offers off-road parking to the front and an enclosed rear garden, ideal for families and outdoor entertaining.

Conveniently situated on Wilkinson Croft, the property is close to local shops, schools and amenities, with excellent transport links providing easy access to Birmingham City Centre and surrounding areas. 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 Hallway

Door to front elevation. Stairs to first floor accommodation.

Office

Double-glazed window to front elevation. Ceiling light points, central heating radiator and carpet flooring.

Lounge

Double glazed window to front elevation, central heating radiator, T.V point, laminate flooring, wall lights, and ceiling light point.

Bedroom Three/Reception Room

Double glazed window to rear elevation and double-glazed door to rear elevation leading to the garden. Ceiling light points, Tv point, central heating radiator and laminate flooring.

Kitchen/Diner

Two double-glazed windows to rear elevations and double-glazed door to side elevation. A range of wall and base units with work surface over incorporating a sink with drainer unit, breakfast bar, gas hob, double electric oven, cooker hood, integrated dishwasher. Tiling to splash prone areas and tiled flooring, two central heating radiators.

Landing

Loft access via hatch, carpet flooring, ceiling light point and stair to hallway.

Bedroom One

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

En Suite

Shower cubicle, shower point, W.C, wash hand basin, ceiling light and fully tiled.

Bedroom Four

Double glazed window to front elevation, carpet flooring, ceiling light points, central heating radiator and fitted wardrobes.

Bedroom Two

Two double glazed windows to rear elevation, laminate flooring, ceiling light points, central heating radiator and cupboard space.

Bathroom

Double-glazed window to rear elevation. W.C, vanity wash hand basin, bath with mixer taps and hand shower, central heating radiator and fully tiled.

Shower Room Ground Floor

Double glazed window to side elevation. W.C and wash hand basin, shower cubicle, tiled, flooring and tiling to splash prone areas, washing machine point. Central heating radiator and two ceiling light points.

Front Garden

Tarmac driveway, lawn area, side access to rear.

Rear Garden

Paved patio area, side access to front, AstroTurf.



















Total floor area 134.0 m² (1,442 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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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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