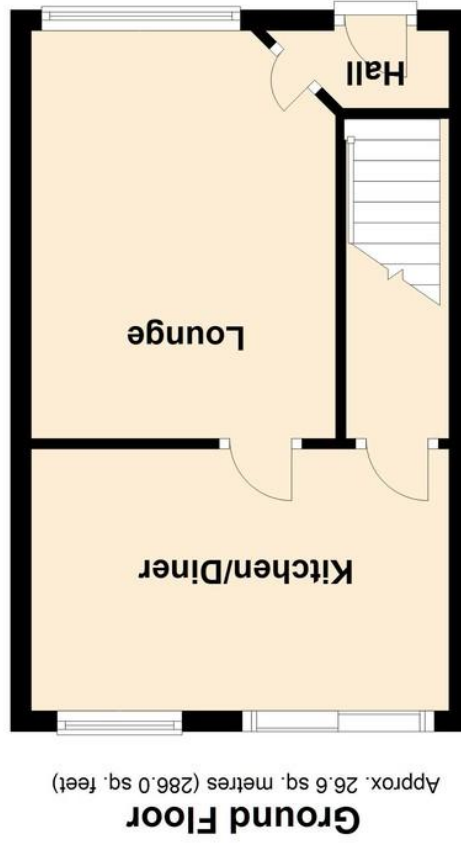


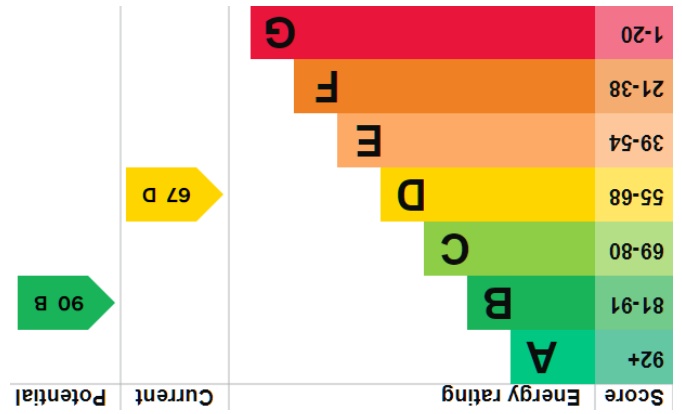
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

7 Brinklow Croft

Total area: approx. 53.1 sq. metres (572.0 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanUp.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUY
- TWO BEDROOMS
- WELL PRESENTED
- REFITTED BATHROOM
- ALLOCATED PARKING SPACE
- SPACIOUS LOUNGE

Brinklow Croft, Shard End, Birmingham, B34 7JQ

Offers in Excess of
 £180,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

This WELL-PRESENTED HOME would ideally appeal to first-time buyers or those wishing to downsize. Situated in a POPULAR RESIDENTIAL LOCATION and having fantastic access to local amenities, good school catchment with excellent transport/commuter links to Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall presentation, size and location of the accommodation on offer. This property will surely be in high demand. Call Green & Company to arrange your viewing!

Accessed via allocated driveway into:-

HALL With stairs to first floor, door to lounge and storage heater.

LOUNGE 12' 11" x 9' 8" (3.94m x 2.95m) Having window to front with wood effect venetian blinds, feature electric fireplace and door into:-

KITCHEN DINER 13' x 8' 1" (3.96m x 2.46m) Having laminate wood effect flooring, mosaic effect wall tiles, window and patio door to rear with blinds, washing machine, fridge, freezer, feature light fitting, beech effect wall and base units, storage heater and understairs storage.

HALL With doors to bedrooms, bathroom and airing cupboard.

BEDROOM ONE 13' max 9' 6" min x 9' 6" (3.96m max 2.9m min x 2.9m) Having window to front, laminate flooring, built in wardrobe and storage heater.

BEDROOM TWO 9' 5" x 6' 7" (2.87m x 2.01m) With laminate flooring, window to rear with blind and storage heater.

BATHROOM Being refitted with modern style tiling to wall and floor, electric shower over bath, shaver point, window to rear, WC, wash basin and window blind.

OUTSIDE Rear garden has patio area and lawn with fenced boundaries making for a low maintenance feel.

Council Tax Band B Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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