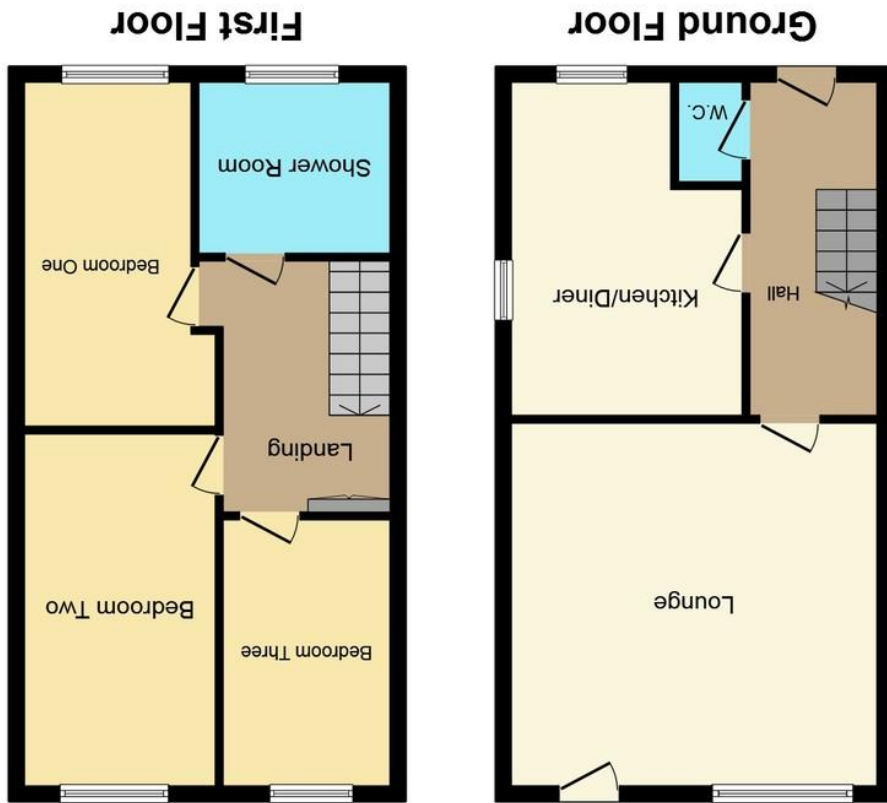
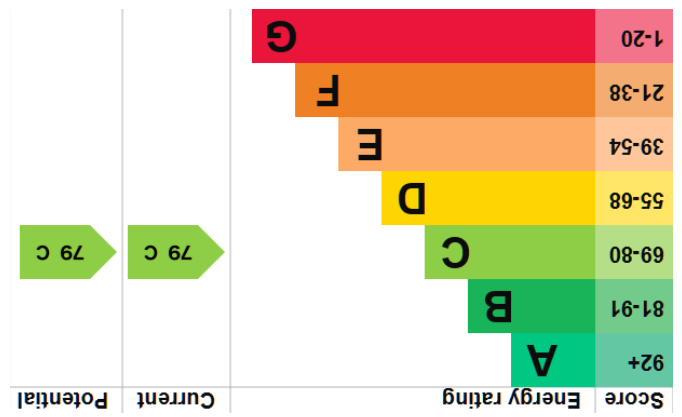


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



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.



Great Barr | 0121 241 4441



- Well Presented Throughout
- Spacious Lounge
- Kitchen/Diner
- Guest Cloakroom
- Three Good Sized Bedrooms
- Front & Rear Gardens

Farm Croft, Newtown, B19 2UG

Offers In Region Of
 £140,000



Property Description

ATTENTION ALL BUYERS! Do not miss out on this WELL-PRESENTED property situated in a POPULAR RESIDENTIAL LOCATION. Having fantastic access to local amenities, good school catchment and excellent transport/commuter links to Birmingham City Centre. MUST BE VIEWED to fully appreciate the location, presentation and potential of the accommodation on offer. Call Green & Company to arrange your viewing.

APPROACH having front garden with paved pathway leading to front reception door.

HALL having ceiling light points, power points, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

KITCHEN/DINER 17' 10" x 6' 9" (5.44m x 2.06m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator, a range of wall/base units with worktops over, inset stainless steel sink with taps over, ample space for a range of appliances and complimentary tiling to splashback areas.

LOUNGE 10' 9" x 16' 0" (3.28m x 4.88m) having double glazed door/windows to rear elevation, ceiling light point, power points and central heating radiator.

GUEST CLOAKROOM having double glazed window to front elevation, ceiling light point, wash hand basin and low flush w/c.

FIRST FLOOR LANDING having ceiling light point and doors off to all rooms.

BEDROOM ONE 14' 1" x 9' 0" (max.) (4.29m x 2.74m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 13' 10" x 9' 1" (max.) (4.22m x 2.77m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.



BEDROOM THREE 9' 9" x 6' 5" (2.97m x 1.96m) having double glazed window to rear elevation, ceiling light point, power points and central heating radiator.

SHOWER ROOM having double glazed window to front elevation, ceiling light point, a matching suite comprising of shower, wash hand basin and low flush w/c.

OUTSIDE

REAR GARDEN having paved/lawned areas to fenced perimeter.

COUNCIL TAX BAND A Birmingham City Council

The Agent understands that the property is leasehold with approximately 120 years remaining. Service Charge is currently running at £330 per annum. The Ground Rent is currently running at £10 per annum and is reviewed every 5 years. However, we are still awaiting confirmation from the vendor's Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

FIXTURES AND FITTINGS as per sales particulars.

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 Solicitors or Surveyor.

Please note that all measurements are approximate.

