



## 32 Bridge Croft

Balsall Heath, Birmingham, B12 9EF

Offers Over £275,000



We are pleased to offer this lovely three bedroom mid-terrace town house located in a quiet cul-de-sac location of Bridge Croft. Offering all the benefits of residential streets, local businesses, and green spaces, offering a balanced urban living experience. Balsall Heath has undergone significant regeneration in recent years, with improvements to infrastructure and amenities. The area is well-connected by public transport, providing easy access to Birmingham's cultural, educational, and commercial districts, being in close proximity to Moseley Road and allowing access to the City Central and Moseley Village via local transport links. The property offers front driveway, porch, hallway, garage, downstairs WC, kitchen/diner and access to a landscaped rear garden. To the first floor there is one bedroom and a living room with a further stairs raising to the top floor with two further bedrooms. The property has been fully updated by the current owners. To arrange a viewing, please call our Moseley office.



### Approach

The property is approached via a driveway with adequate spacing for two cars, a garage and further pathway leading to a UPVC composite front entry door with accompanying opaque window opening in to:

### Porch

With tile floor covering, ceiling light point, storage area, and further door opening into:

### Hallway

With wooden floor covering, stairs rising to first floor accommodation, under stair storage, and door opening into:

### Downstairs WC

5'8" x 5'1" (max) (1.75m x 1.56m (max))

With wall to floor tile covering, wall mounted sink with two taps over, low flush WC, ceiling light point, central heating radiator, single glazed wooden door opening into storage cupboard.

### Kitchen

10'0" x 14'6" (3.06m x 4.44m)

With tile floor and splash back covering, wall and base units, work surfaces with integrated hob, cooker and extractor fan. Space facility for fridge/freezer and washing machine, sink with drainer and two taps

over, two ceiling light points, central heating radiator, double glazed opaque patio door with accompanying double glazed window overlooking the rear aspect opening onto the garden:

### First Floor Accommodation

With central heating radiator, ceiling light point, and storage cupboard. With stairs rising to the second floor accommodation and doors opening into;

### Bedroom Three

11'10" x 6'0" (3.61m x 1.85m)

With wood style laminate floor covering, central heating radiator, ceiling light point, double glazed window to the rear aspect and door opening into airing cupboard which houses the 'Ideal' combination wall mounted boiler.

### Living Room

11'10" x 12'2" (3.61m x 3.72m)

With electric feature fireplace, ceiling light point, decorative coving to ceiling, central heating radiator, double glazed window overlooking the rear aspect and useful storage cupboard.

### Second Floor Accommodation

With sky window, ceiling light point, with doors giving access too:

### Bedroom One

11'9" x 6'0" (3.60m x 1.85m)

With laminate floor covering, double glazed window to the rear aspect, coving to ceiling, ceiling light point, and storage area.

### Bedroom Two

11'10" x 10'0" (3.61m x 3.06m)

With laminate floor covering, ceiling light point, coving to ceiling, double glazed window to the rear aspect, and central heating radiator.

### Bathroom

4'2" x 7'3" (1.29m x 2.21m)

With wall to floor tile covering, walk in shower cubicle, low flush WC, sink and vanity with hot and cold mixer tap over, ceiling light point, skylight.

### Rear Garden

With a paved pathway, artificial turf, with steps leading to outhouse and rear gate with mature trees to rear and fenced surround.

### Outhouse

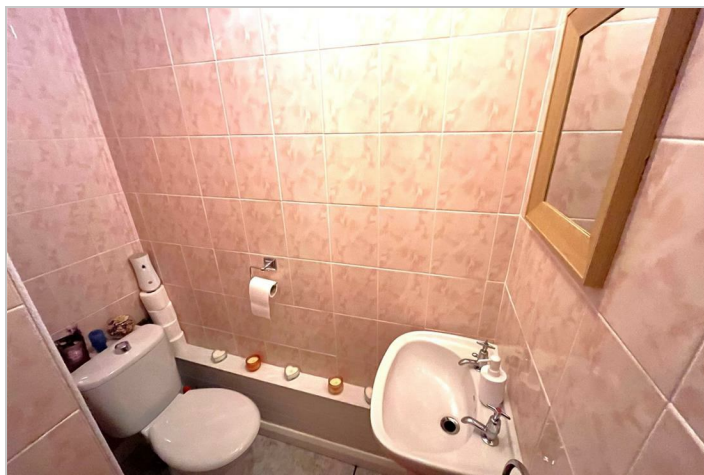
Not inspected.

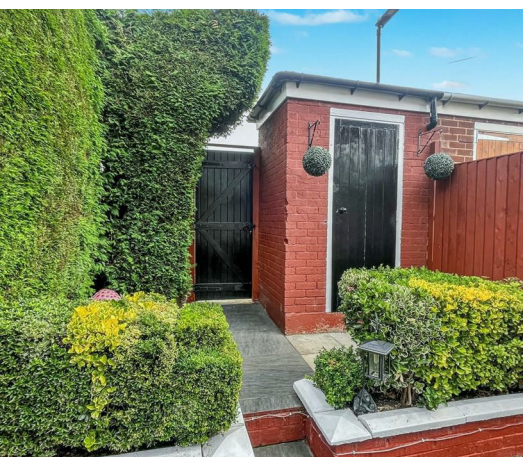
### Garage

Not Inspected

### Council Tax Band

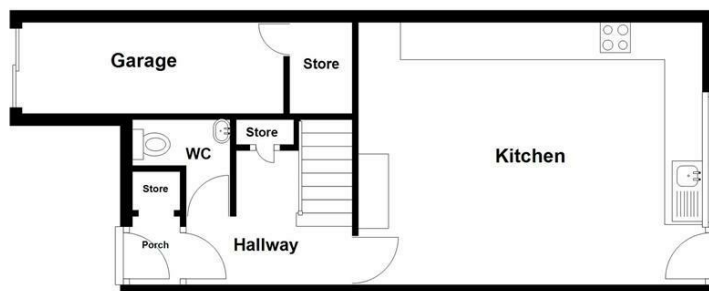
According to the Direct Gov website the Council Tax Band for 32 Bridge Croft, Birmingham, B12 9EF is band A and the annual Council Tax amount is approximately ££1,491.33, subject to confirmation from your legal representative.



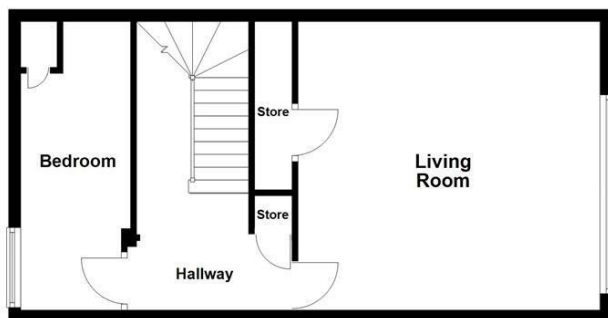


## Floor Plan

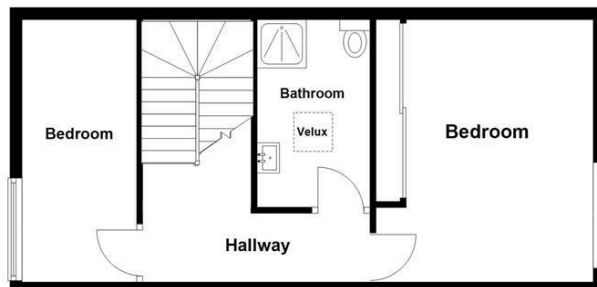
Ground Floor



First Floor



Second Floor

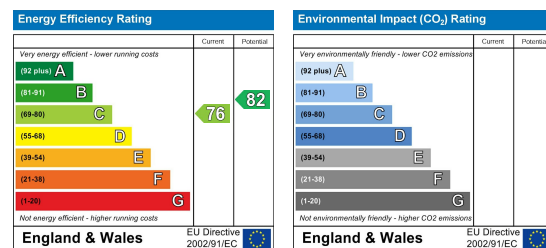


Bridge Croft  
NOT to Scale  
for Illustrative Purposes Only.

## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.