

AP MORGAN



Barn Croft, Birmingham
Asking Price £185,000

Features:

- Two double bedrooms
- Generous sitting room
- Large, fitted kitchen
- Modern family bathroom
- Separate WC
- Utility room
- Spacious low maintenance garden
- Off street parking

Description:

This two-bedroom, semi-detached house presents a generous sitting room, large, fitted kitchen, modern family bathroom, a separate WC, utility room, a spacious low maintenance rear garden and off-street parking.

Approaching the property there is a brick paved drive, giving parking space for multiple vehicles with front access to the hall and utility corridor.

Entering the property to the hall, there is immediate access to the generous sitting room which presents an electric fireplace and room for multiple suites with views to the rear garden and front drive. The large kitchen hosts fitted cabinetry with an integral sink and space/plumbing for freestanding appliances. The ground floor is completed by a utility corridor which presents additional space/plumbing for freestanding appliances and access to the rear garden.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front with space for freestanding furniture, Bedroom Two is also a large double looking to the rear, presenting integral storage. The first floor is completed by a modern family bathroom which presents a washbasin and bath/shower with a separate WC accessed from the landing.

The garden is paved and offers plenty of space for outdoor furniture. This is a low maintenance garden and presents ample room for outdoor activities. The garden is bordered by wooden panel fencing.



Situated in Birmingham approximately 2.1 miles from Northfield high street, the property is well positioned and a short drive for amenities including schooling, shops, supermarkets alongside public transport links and access to the M42 and M5 motorways.

Details:

Hall

Sitting Room 21'7" x 11'6" (6.58m x 3.5m)

Kitchen 8'3" x 8'3" (2.51m x 2.51m)

Utility Area 12'11" x 5'9" (3.94m x 1.75m)

Landing

Bedroom One 14'8" x 9'8" (4.47m x 2.95m)

Bedroom Two 11'7" x 8'11" (3.53m x 2.72m) Both Max

Bathroom 5'8" x 8'2" (1.73m x 2.5m)

EPC Rating: To be confirmed

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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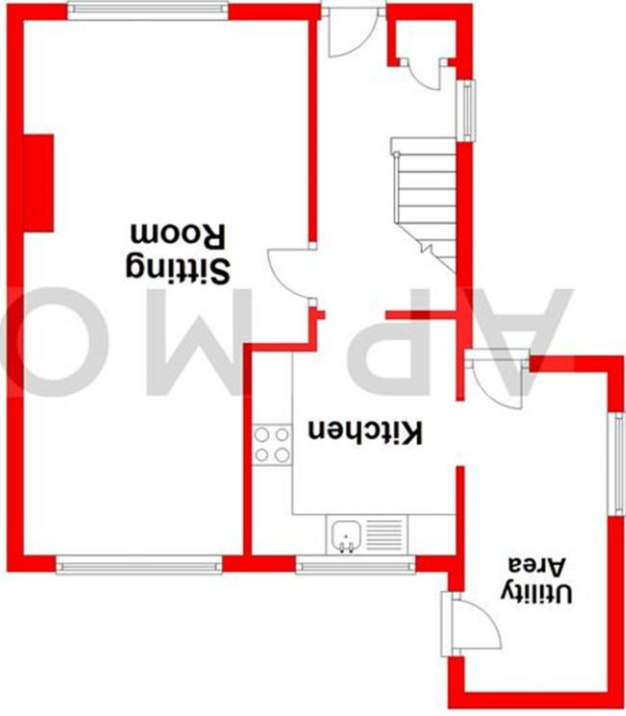
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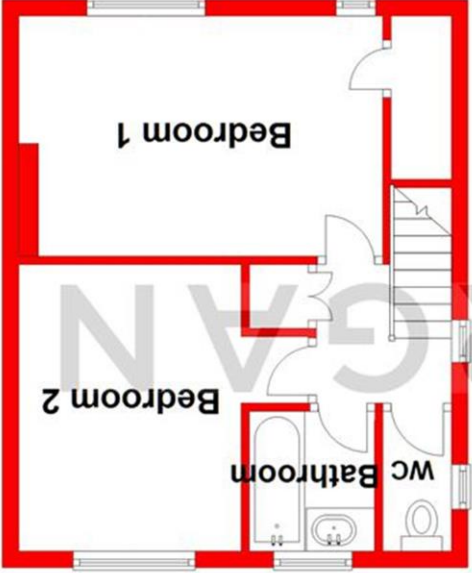
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Ground Floor
Approx. 42.0 sq. metres (452.3 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.9 sq. feet)



Total area: approx. 76.9 sq. metres (828.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planlup.

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