

12 Pinbury Croft, Birmingham, West Midlands, B37 7RQ

3 Bed House - Semi-Detached

£900 PCM

📍 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1



- SEMI DETACHED
- SIDE DRIVEWAY
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING

- QUIET CUL-DE-SAC
- CLOSE TO LOCAL SHOPS
- CLOSE TO BUS AND RAIL LINKS



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*****MODERN 3 BEDROOM SEMI DETACHED HOUSE***** set in a quiet CUL-DE-SAC location, entrance hall leading to fully fitted kitchen, downstairs w.c. good size lounge with patio doors leading to enclosed rear garden, first floor family bathroom, two double bedrooms and a single room, gas central heating, double glazed, off road parking, close to local shops, bus and rail links, easy access to airport & M42.

Approach



Set in a quiet cul-de-sac with side driveway for two cars.

Entrance Hall



With access to downstairs w.c. kitchen and lounge.

W.C.



Matching toilet and hand basin.

Kitchen/Diner



Fully fitted kitchen with matching wall and base units, electric cooker overlooking the front of the property.

Lounge



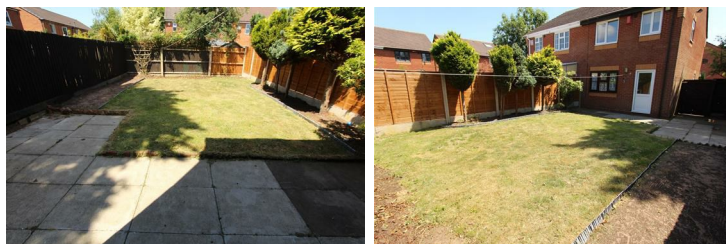
Good size lounge with under stairs storage cupboard and access to rear garden.

Bathroom



Matching bath suite, with shower over the bath.

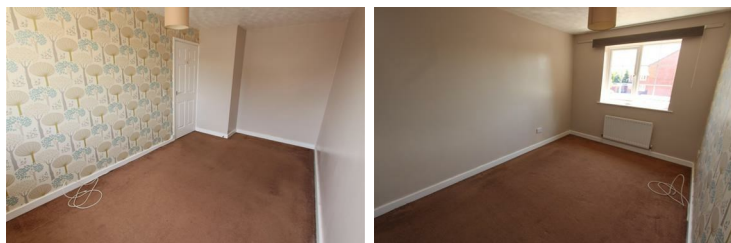
Landing



Enclosed rear garden with lawn, patio area to the fore and side access from driveway .

Leading the bathroom and bedrooms.

Bedroom 1



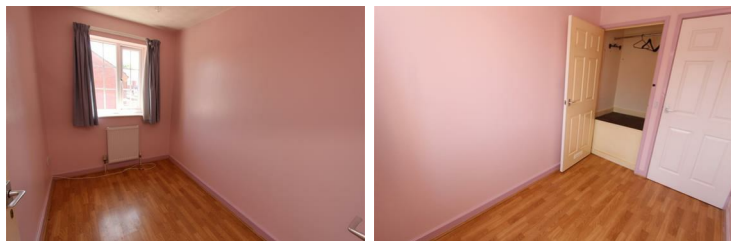
Double bedroom over looking the front of property.

Bedroom 2



Double bedroom over looking the rear of the property.

Bedroom 3



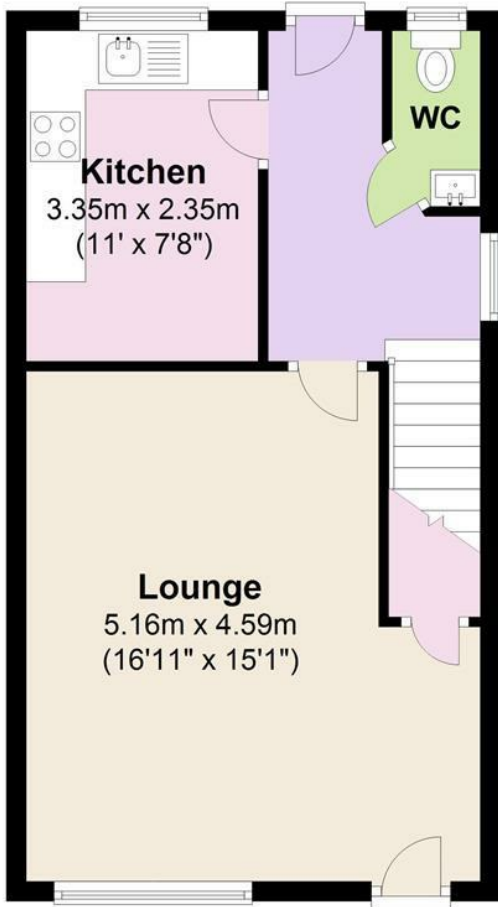
Single room over looking the front of the property.

Rear Garden

Pinbury Croft

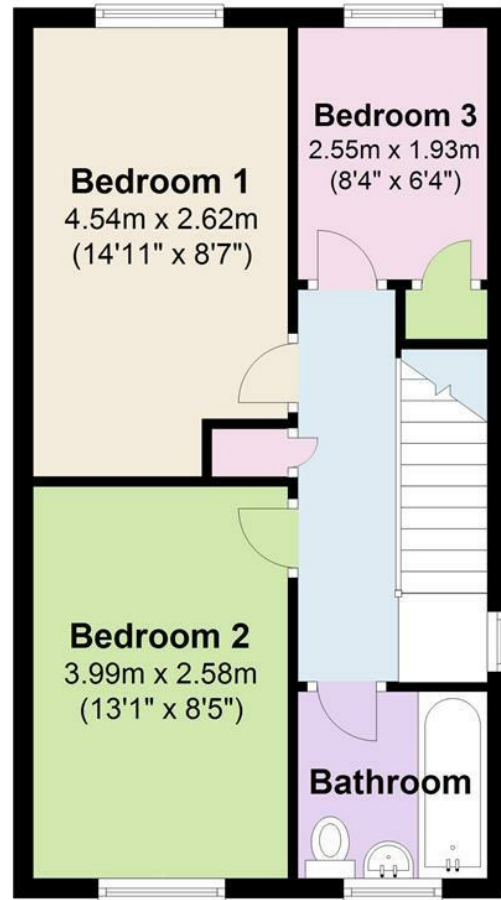
Ground Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 79.3 sq. metres (853.4 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
 A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)		 A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	