



Cranwell Grove

Erdington, Birmingham, , B24 0RL

Offers In Excess Of £210,000

Property Features

- Deceivingly Spacious and Modern End of Terraced Residence
- Entrance Hall
- Spacious Lounge
- Open Kitchen/Dining Area
- Master Bedroom with En-suite
- Double Second Bedroom
- Bathroom
- Attractive Rear and Fore Gardens
- Two Car Driveway
-

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this deceivingly spacious and modern end of terraced residence located in this enviable position upon this modern residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, spacious lounge, open kitchen/dining area, master bedroom with en-suite, double second bedroom, bathroom, attractive rear and fore gardens, two car driveway. Early internal viewing is considered essential.

This attractive two bedroom property is situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind the tarmacadam double driveway with a slabbed paved path continuing to the UPVC front entrance door with a lawn adjacent and slate chipped border to the other side, and continues to the side entrance gate

ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having a ceiling light point, staircase off to first floor landing, radiator, wall socket, UPVC obscure double glazed window to the side aspect, modern wood grain effect flooring, door into:

SPACIOUS LOUNGE

15' 0" x 10' 7" (4.57m x 3.23m)

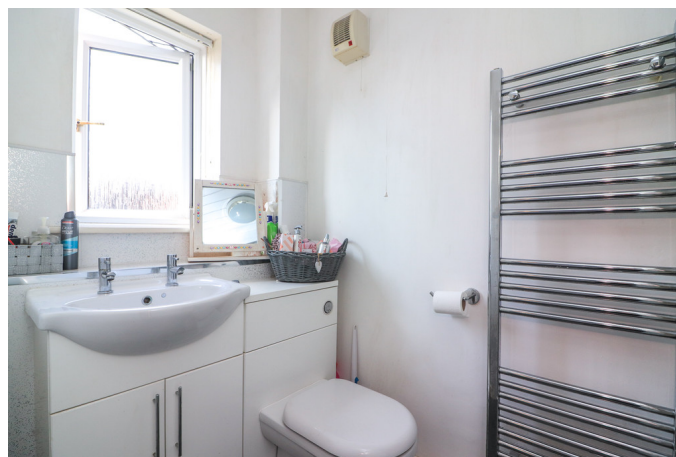
Positioned to the front of the property and having superb floor space for free standing lounge furniture, the lounge has a UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall sockets, TV connection point, telephone connection point (subject to regulations), modern wood grain effect flooring, door into:



FITTED KITCHEN/DINING AREA

13' 10" x 8' 9" (4.22m x 2.67m)

The open aspect kitchen/dining area begins with the matching range of base units and drawers, recess and plumbing for washing machine, recess and plumbing for slimline dishwasher, recess and point for fridge, recess and gas point for free standing cooker, roll top working surfaces with complementary tiled surround, one and half bowl sink and drainer unit with hot and cold mixer tap over, matching range of wall units offering further storage space with built-in extractor hood, UPVC double glazed window to the rear, ceiling light point, tile effect flooring to the dining section with floor space for free standing dining room table, UPVC double glazed French doors opening out to the rear patio, ceiling light point, radiator, wall socket, door into the understairs storage cupboard offering superb storage space.



FIRST FLOOR LANDING

With an obscure UPVC double glazed window to the side, loft hatch access, ceiling light point, wall socket, door into the overstairs airing cupboard enclosing the combination boiler, door into:



BEDROOM ONE

9' 7" x 14' 11" (2.92m x 4.55m)

The master bedroom provides ample floor space for free standing double bed and free standing wardrobes, UPVC double glazed window to the rear, ceiling light point, radiator, wall sockets, door into:

EN-SUITE

8' 8" x 3' 11" (2.64m x 1.19m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold taps over and toiletry storage beneath, walk-in shower unit with waterfall shower head and detachable hose, glass side screen and folding glass doors, ceiling light point, wall mounted heated towel rail, shaver socket, extractor fan, obscure UPVC double glazed window to the rear, water resistant flooring.



BEDROOM TWO

8' 11" x 7' 6" (2.72m x 2.29m)

Again being a double bedroom and currently being utilised as a dressing room, the second bedroom has a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect, modern wood grain effect flooring.



FAMILY BATHROOM

5' 11" x 5' 6" (1.8m x 1.68m)

This matching suite comprises of a WC, pedestal hand wash basin with hot and cold taps over, panelled bath with hot and cold taps and half tiled surround, obscure UPVC double glazed window to the front, ceiling light point, radiator, shaver socket, wood grain effect water resistant flooring.

OUTSIDE

REAR GARDEN

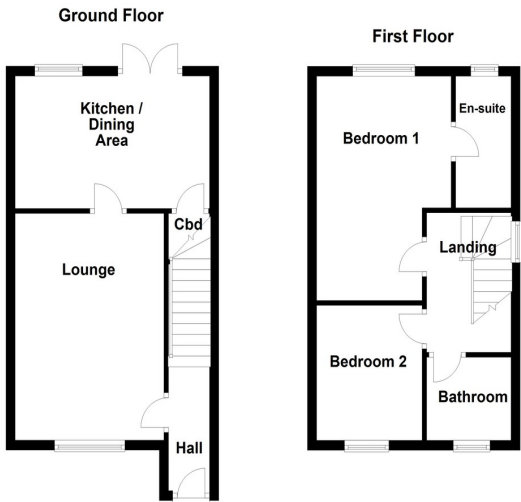
Beginning with the slabbed paved patio area offering superb outdoor seating and entertainment space, which in turn provides access to the external cold water tap, external socket point, continuing slabbed paved path which leads to the side entrance gate, lawned area situated in the centre of the garden with timber sleeper surrounds and inset courtesy lighting, borders surround which incorporates mature trees, mature fencing to all boundaries.

TENURE

We have been advised by the current owner that the property is leasehold with an annual ground rent of approximately £150 and approximately 98 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements