



**Black** and  
**White**  
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54 GLOVERS CROFT, BIRMINGHAM, B37 5AF  
ASKING PRICE £180,000





New to the market This 4 Bedroom Property is a little Gem situated in Fordbridge, it offers spacious rooms perfect for a growing family.

The property is close to local Schools, Shops and local transport links. And is CHAIN FREE !!!!!

Don't miss out call us today to arrange a viewing.

**Ground Floor**

On Approach there is an established front garden with various mixed plants and a pathway to the entrance.

**Hallway**

Entering via a secure uPVC double glazed entrance door with Two UPVC Double Glazed windows to front, two Storage cupboard, stairs to first floor landing, Laminate Flooring, open plan to:

**WC**

UPVC double glazed window to front, fitted with two-piece suite comprising, wash hand basin and WC.



#### **Bedroom 4**

3.24m (10'7") x 2.98m (9'9")

UPVC double glazed window to rear, Fitted Carpet and Modern Décor.

#### **Kitchen**

4.46m (14'8") x 3.87m (12'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer, built-in fridge and freezer, plumbing for washing machine, fitted oven, built-in gas hob, two uPVC double glazed windows to front and understairs storage cupboard.

#### **Lounge**

5.76m (18'11") x 3.77m (12'4")

Fitted Carpet throughout, two uPVC double glazed windows to rear, secure uPVC double glazed back door and various PowerPoints.

#### **First Floor**

#### **Landing**

Fitted Carpet to the stairs and Landing, Two Storage cupboards and doors to:



#### **Bedroom 1**

3.64m (11'11") x 3.38m (11'1") plus 0.59m (1'11") x 0.59m (1'11")

Fitted Carpet, UPVC double glazed window to rear and various PowerPoints.

#### **Bedroom 2**

3.75m (12'4") x 3.38m (11'1")

Fitted Carpet, UPVC double glazed window to front, Storage cupboard, and various PowerPoints.

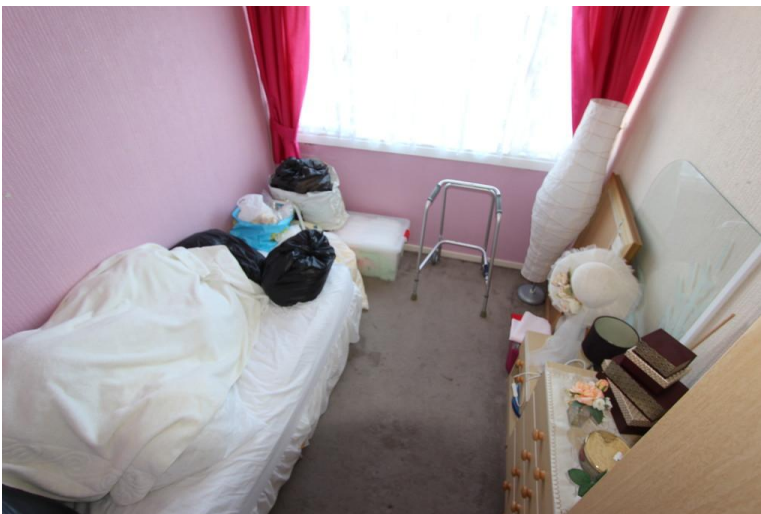
#### **Bedroom 3**

2.75m (9') x 2.29m (7'6")

Fitted Carpet, UPVC double glazed window to rear and various PowerPoints.

#### **Bathroom**

Fitted with three-piece suite comprising bath with fitted electric shower over, wash hand basin and low-level WC, uPVC double glazed window to front.





**OUTSIDE:**

Enclosed rear garden Mainly laid to lawn with a variety of shrubs and paved patio area.

**Disclaimer:**

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 No appliances or utilities have been checked by the agent.

