



### 3 Collycroft Place

Acocks Green, Birmingham, B27 6JX

- 3 Bedroom
- Semi Detached
- Lounge
- Kitchen/ Diner

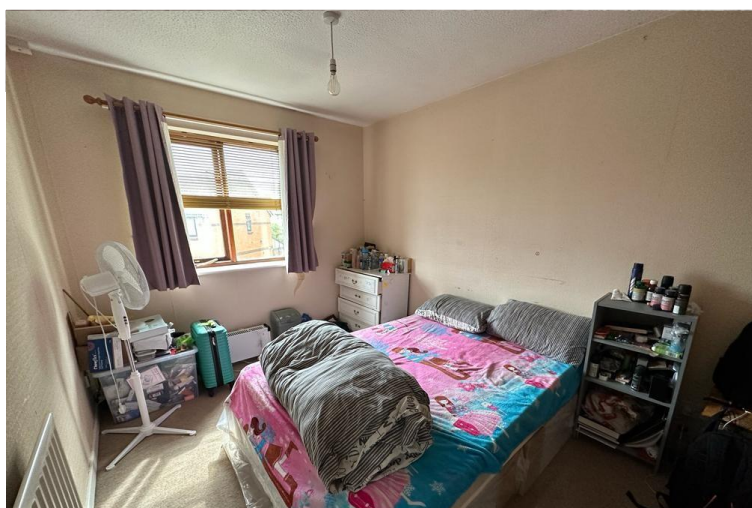
**Guide Price £260,000**

EPC Rating 'TBC'





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## Property Description

This 3 Bedroom home is currently tenanted but is being offered with NO CHAIN & VACANT POSSESSION if needed so is ideal for an investor or residential purchase.

The property is situated in a quiet cul de sac, close to transport links, schools and local amenities.

### Ground Floor

#### Hall

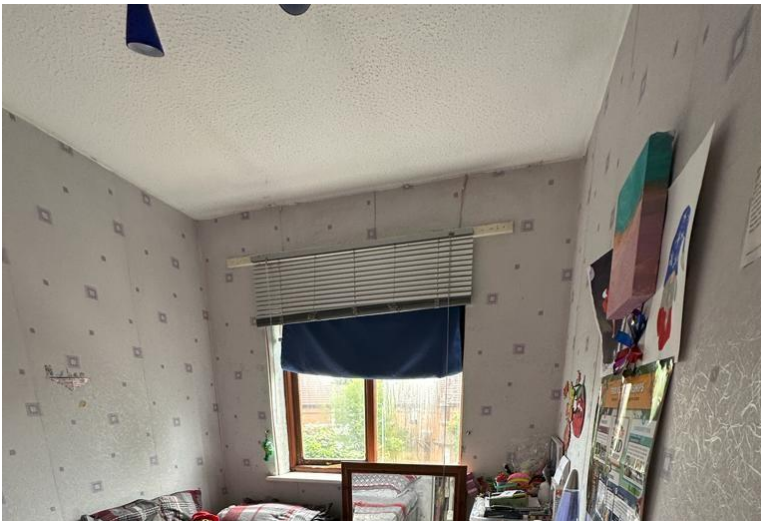
Entrance door Double Glazed, Window to side, stairs, doors to

#### Lounge

3.97m (13') x 3.78m (12'5")

Double glazed window to front, radiator, ceiling spotlight and various Power Points, double glazed French door to the rear garden.





### **Kitchen/Diner**

4.75m (15'7") x 3.30m (10'10")

Double glazed windows & door to rear, radiator, a range of wall & base units with work surface over, built in hob and oven, work surface with single drainer sink unit inset.

### **Garage**

Window to rear, Up and over door with lighting and power.



### **First Floor**

#### **Landing**

Double glazed window & doors off to:

#### **Bathroom**

Obscure double glazed window, radiator, panelled bath with shower over, sink encased in vanity unit, WC, tiling to splash prone areas.



#### **Bedroom 1**

4.38m (14'4") x 2.71m (8'11")

Double glazed window & radiator and various Power Points.

#### **Bedroom 2**

2.90m (9'6") x 2.71m (8'11") plus 0.25m (0'10") x 0.25m (0'10")

Double glazed window & radiator.

#### **Bedroom 3**

2.96m (9'8") x 1.94m (6'4")

Double glazed window & radiator



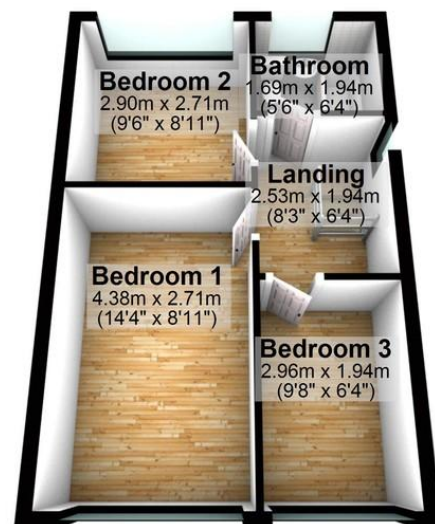
### **Outside Space**

There is a larger than average rear garden with cold water tap, fencing to boundaries and security lighting. Access to the side garage can also be obtained from the rear garden.

### Ground Floor



### First Floor



66 Station Road  
Marston Green  
Birmingham  
West Midlands  
B37 7BA

[www.blackandwhitelettings.co.uk](http://www.blackandwhitelettings.co.uk)  
[info@blackandwhiteestatesagents.com](mailto:info@blackandwhiteestatesagents.com)  
0121 770 8811

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