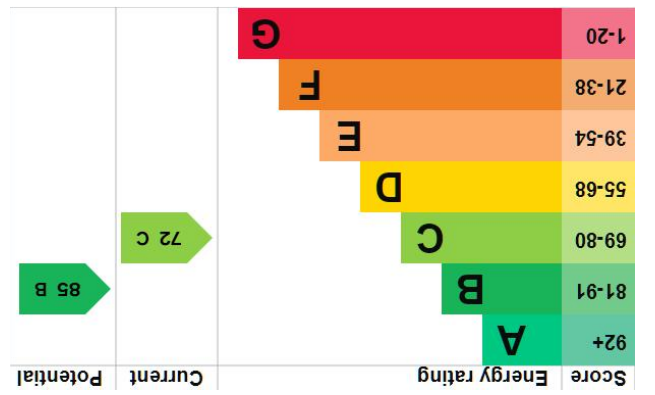


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
 NOT TO SCALE: THIS IS AN APPROXIMATE

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 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- SPACIOUS THREE BEDROOM MID TERRACE
- RECENTLY REFITTED KITCHEN
- RECENTLY REFITTED BATHROOM
- TWO TIER REAR GARDEN
- OVERLOOKING LAWNED AREA TO FRONT
- KITCHEN DINER



Lowerstack Croft, Chelmsley Wood, Birmingham, B37 5AW

Guide Price £170,000

## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Lowerstack Croft is a spacious three bedroom mid terraced property occupying a prime spot overlooking grass area to the front, local amenities and transport links are within 0.1 mile and 1 mile respectively, having recently refitted kitchen and well presented shower room this property should be viewed to be fully appreciated.

Accessed via walkway on Lowerstack Croft to lawned area to fore, into spacious porch with door to:-

HALL Having door to lounge, staircase and door to kitchen, wood effect laminate flooring and radiator.

LOUNGE 13' 8" x 12' (4.17m x 3.66m) Having double glazed window to front, ceiling light fitting and radiator.

KITCHEN 18' 1" x 12' 3" (5.51m x 3.73m)max Having a recently refitted modern style kitchen with induction hob, oven quartz effect worktop, LVT style flooring and patio to rear, having radiator and understairs cupboard, space for washing machine and fridge/freezer.

LANDING With doors to all bedrooms, bathroom and two storage cupboards

BEDROOM ONE 11' 2" x 9' 3" (3.4m x 2.82m) Having double glazed window to rear, window blind, radiator and over stairs store cupboard.

BEDROOM TWO 12' 3" x 11' 2" (3.73m x 3.4m) Having double glazed window to front, window blind and radiator.

BEDROOM THREE 9' 4" x 7' 8" (2.84m x 2.34m) Having double glazed window to front, window blind and radiator.

BATHROOM Having shower tray and cubicle, electric shower, close coupled WC, vanity unit and sink, heated towel rail, tiling around shower, half tiling around bathroom and vinyl wood effect flooring.

STORAGE CUPBOARDS Off landing and having recently fitted Worcester Boiler.

REAR GARDEN Is on a two tier basis with patio area and lawn, leading up to higher tier with lawned area, garden shed and fenced boundaries.

Council Tax Band A Solihull Metropolitan Borough Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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