



Guildford Croft, Birmingham





Property Description

Burchell Edwards are delighted to present this three bedroom semi-detached property situated in the Marston Green area of Birmingham (B37).

The property in brief comprises an entrance porch, lounge, dining room, kitchen, conservatory, utility, private rear garden, three bedrooms and a family bathroom. Off-road parking can be found upon arrival by-way-of a side garage and a private driveway.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

As this home will be sold with no upward chain, it would make an ideal investment opportunity or the perfect first time buy or the growing family.

Viewings are essential to gain a sense of the space and accommodation available.

Entrance Porch

Double glazed surround and carpet.

Entrance Hallway

Stairs to first floor accommodation, central heating radiator and carpet.

Lounge

Double glazed bay window to front elevation, gas fire place, central heating radiator and carpet.

Dining Room

Double glazed sliding French doors to rear elevation, central heating radiator and carpet.

Kitchen

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor hood, two storage cupboards and tiled flooring.

Utility Room

Door to rear elevation, a range of wall and base storage units, integrated fridge, integrated freezer, space and plumbing for washing machine, tiled flooring.

Conservatory

Double glazed windows to rear and side elevations, double glazed patio doors to rear elevation and carpet.

Landing

Double glazed window to side elevation, loft access via hatch, central heating radiator, carpet and cupboard housing central heating boiler.

Bedroom One

Double glazed window to front elevation, two central heating radiators, carpet and fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Three

Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with electric shower over, heated towel rail and laminate flooring,

Rear Garden

Patio area, laid to lawn, outside tap, planted borders and fencing to all boundaries.

Front Garden

Tarmac driveway providing off road parking and access to garage.









Ground Floor

First Floor

Total floor area 106.2 m² (1,144 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211113



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