

17 Drake Croft, Birmingham, West Midlands, B37 6UR

3 Bed House - End Terrace

**£900 PCM**

🔑 Receptions 1    🛏 Bedrooms 3    💧 Bathrooms 2



- \*\*WE DO NOT CHARGE TENANCY FEES\*\*
- \*\*THREE BEDROOM TOWN HOUSE ON POPULAR CHELMSLEY WOOD ESTATE\*\*
- SPACIOUS LOUNGE WITH PATIO DOORS LEADING OUT TO LARGE CONSERVATORY
- LOW MAINTENANCE REAR GARDEN
- FRONT GARDEN COMPRISING OF IS VERY OWN GOLFING PUTTING GREEN
- GARAGE TO REAR WITH PARKING AVAILABLE
- DOWNSTAIRS W.C.
- MASTER BEDROOM HAS ENSUITE AND SEPARATE DRESSING ROOM WITH INTEGRATED WARDROBES
- IN CLOSE PROXIMITY TO MAJOR MOTORWAY LINKS INCLUDING M42
- NONE SMOKERS





## 17 Drake Croft, Birmingham, West Midlands, B37 6UR

**\*WE NOT CHARGE TENANCY FEES TO TENANTS\*\***

**\*\*Three Bedroom Town House on popular Chelmsley Wood Estate\*\***

Garage to rear of property with parking available

Front garden comprising of its very own putting green!

Spacious lounge with patio doors leading out to large conservatory area.

Low maintenance rear garden with access to side garage.

Downstairs W.C.

Main Bedroom benefiting from en suite and separate dressing room with integrated wardrobes.

Two further double bedrooms

Family Bathroom

**\*\*In close proximity to major motorway links including M42\*\***

10 minute drive to Birmingham Airport, International train station and main Resorts World Complex

Available for long term let

None smokers

VIDEO WALK THROUGH TO FOLLOW SOON

### Downstairs W.C.



### Front View



### Living Room



### Conservatory



### Rear View



### Kitchen



### Rear Garden

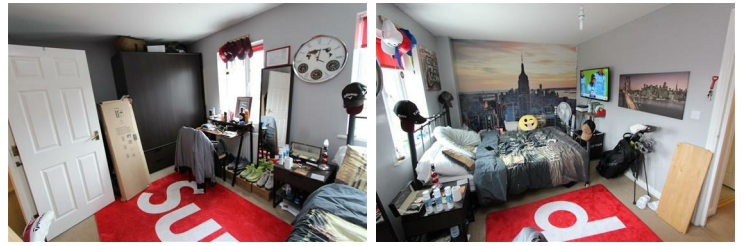


Rear View

Bedroom 2



Bedroom 3



Bedroom 1

Master Bedroom



Master Ensuite



Master Dressing Room

Family Bathroom





# Drake Croft

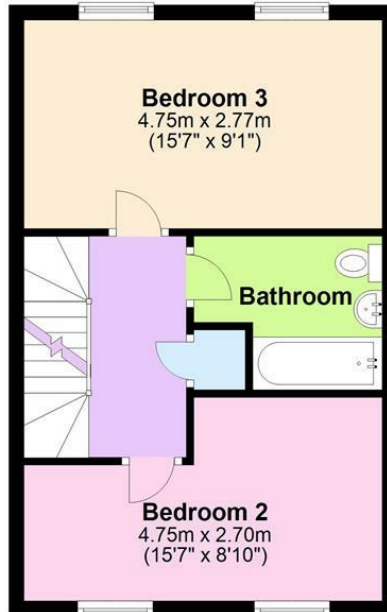
## Ground Floor

Approx. 48.7 sq. metres (524.3 sq. feet)



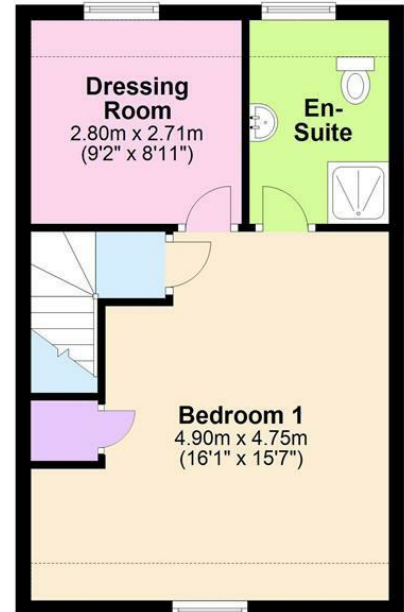
## First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)

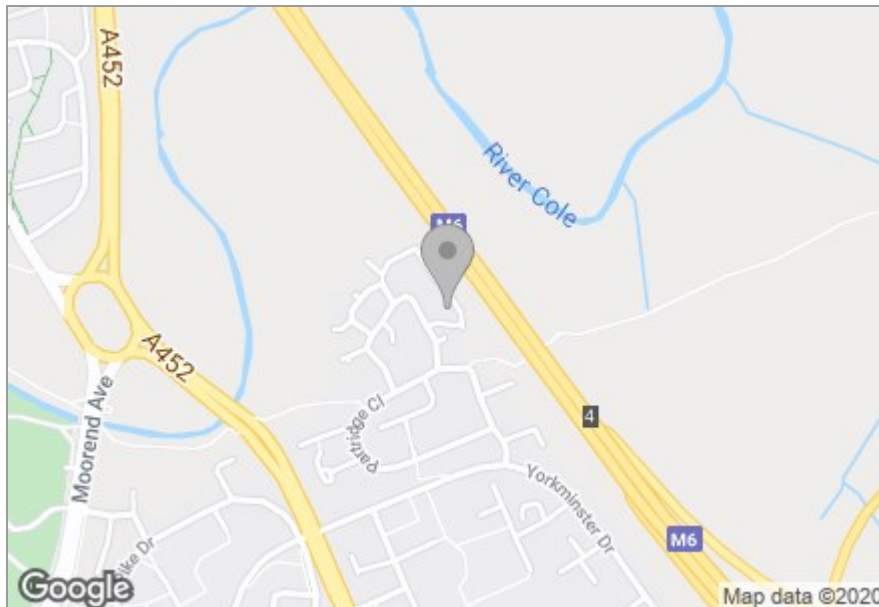


## Second Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Total area: approx. 122.0 sq. metres (1312.7 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	