



## Fox Green Crescent

Acocks Green, Birmingham, B27 7SB

- A Mid-Terrace Family Home
- Now Requiring Internal Redecoration
- Three Bedrooms
- Breakfast Kitchen

**Offers In Region Of £154,950**

EPC Rating 'TBC'





## Property Description

The property is set back from the road behind a wooden fence and gate with shrubbery borders, further planted shrubs and a paved pathway leading to

## Porch

Accessed via a hardwood front door with matching windows to either side with a further single glazed door leading to

## Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and door leading off to





### Lounge to Front

16' 8" x 11' 9" (5.1m x 3.6m) With UPVC double glazed bay window to front elevation, coving to ceiling, ceiling light point, living flame gas fire with marble surround, under stairs storage cupboard and door to



### Breakfast Kitchen to Rear

14' 9" x 8' 6" (4.5m x 2.6m) Being fitted with a range of wall, drawer and base units, work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for washing machine and freestanding cooker with extractor hood over. Two UPVC double glazed windows and a UPVC double glazed door to rear and two ceiling light points



### Landing

With ceiling light point and doors to

### Bedroom One to Front

10' 5" x 10' 2" (3.2m x 3.1m) With UPVC double glazed window to front elevation and ceiling light point



### Bedroom Two to Rear

12' 5" x 9' 2" (3.8m x 2.8m) With UPVC double glazed window to rear elevation, cupboard housing the immersion cylinder and ceiling light point

### Bedroom Three to Rear

9' 2" x 7' 6" (2.8m x 2.3m) With UPVC double glazed window to rear elevation and ceiling light point

## **Family Bathroom to Front**

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a three piece suite comprising panelled bath with electric shower over and glazed screen, low flush W.C and pedestal wash hand basin, tiling to splash prone areas, ceiling down lighters and obscure double glazed window to front

## **Rear Garden**

Being mainly laid to lawn with paved patio, gated side access, paved pathway leading to the rear of the property, greenhouse, a variety of mature shrubs and bushes and panelled fencing to one boundary

## **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements