



**39 Glovers Croft, Fordbridge, B37 5AE**

**£149,950**

WELL MAINTAINED AND CHAIN FREE! This deceptively spacious end of terraced house will make a lovely family home. Comprising lounge, dining room, kitchen, three good sized bedrooms and a first floor bathroom.

Further benefiting from central heating, double glazing, gardens to the front and rear and rear off road parking. An early viewing is strongly advised.

### Front

The front garden is laid to lawn with a fence to the perimeter and a path leading to a UPVC opaque double glazed door to:-

### Enclosed Porch

Opaque double glazed window to the side, double glazed window to the other side, tiled floor, door to a good size storage cupboard, ceiling light point and a UPVC double glazed door to:-

### Entrance Hall

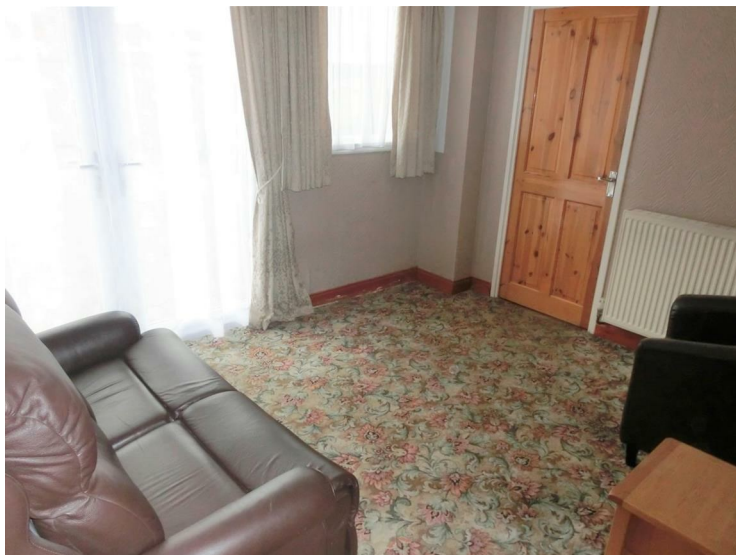
Stairs to the first floor, radiator, ceiling light point and doors to:-

### Lounge 13'8 x 12' (4.17m x 3.66m)



Double glazed window to the front, radiator, power and light points

### Dining Room 11'2 x 9'2 (3.40m x 2.79m)



Double glazed French doors onto the garden, double

glazed window to the rear, radiator, power and light points and door to:-

### Kitchen 7'7 x 9'2 (2.31m x 2.79m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drain unit with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the rear, power and light points and a door to a good size storage cupboard (housing the meters and fusebox)

### Landing

Airing cupboard housing the boiler, storage cupboard, radiator, ceiling light point and doors to:-

### Bedroom One 11'1 x 12'3 (3.38m x 3.73m)



Double glazed window to the front, radiator, power and light points

### Bedroom Two 11'2 max x 9'2 (3.40m max x 2.79m)



Double glazed window to the rear, radiator, laminate flooring, built in wardrobe, power and light points

### Bedroom Three 7'8 x 9'4 (2.34m x 2.84m)

Double glazed window to the front, radiator, power and light points

### Bathroom 7'7 x 5'10 (2.31m x 1.78m)



Fitted with a panelled bath with an electric shower over and shower screen, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, tiled floor and ceiling light point

### Rear Garden



The good sized rear garden is paved for ease of maintenance with a gated rear access providing off road parking, fence and hedging to the perimeter.

### Nearby Schools

The following schools are local to the property; Fordbridge Community Primary School, St Anne's Catholic School, The Shirestone Academy, John Henry Newman Catholic College, Tudor Grange Academy Kingshurst and Grace Academy.

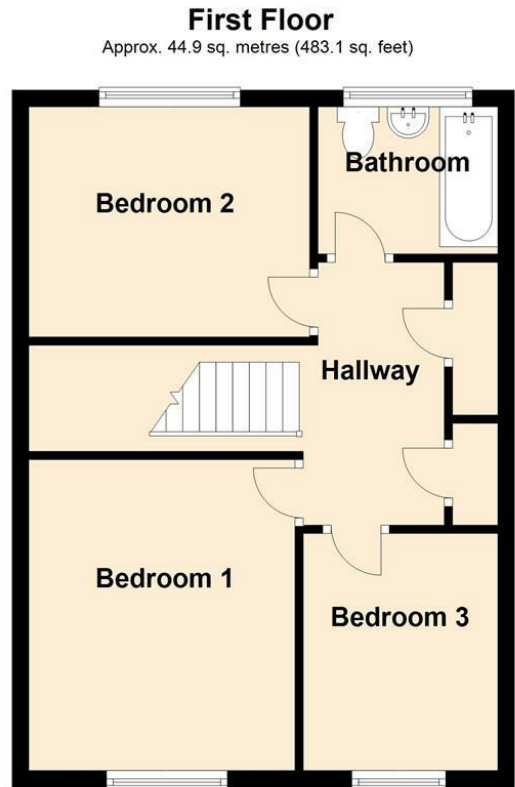
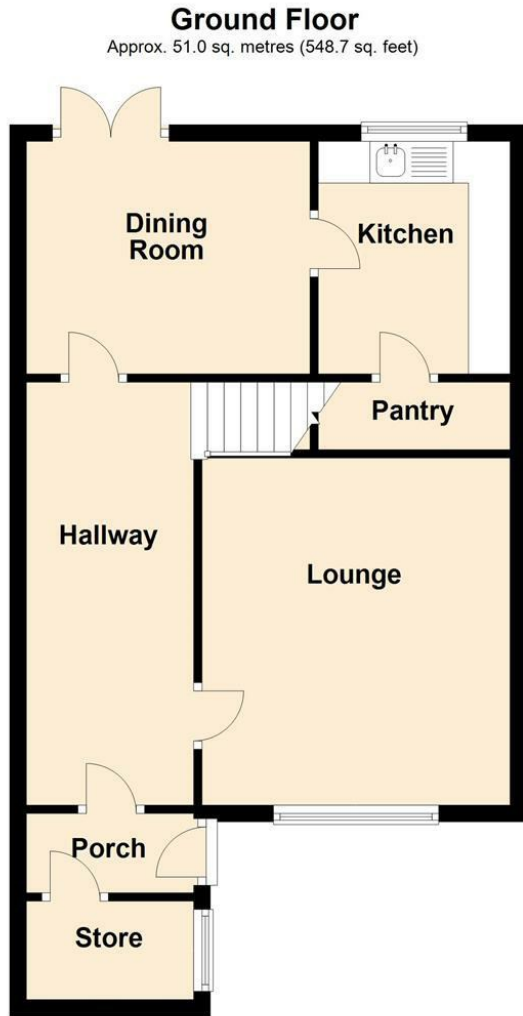
### Viewing

By appointment only please with the Sheldon office.

### Property to Sell?

If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

# Floor Plan



Total area: approx. 95.9 sq. metres (1031.8 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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