



Crofton Gardens
Birmingham



Crofton Gardens Birmingham B36 8NP

for sale offers over
£40,000



Property Description

This is a fantastic opportunity for someone looking for a spacious ground floor flat in a great location close to transport links, shops and other amenities. This is a shared ownership property for the over 55s. Spacious throughout with a modern kitchen, large lounge, two double bedrooms, generous third bedroom or could be a dining room, bathroom, balcony and communal gardens. They also have a communal room for you to sit and enjoy everyone else's company if you wish. This one is not to be missed! 50% Share!

Approach

Communal gated access and communal entrance to the door of property

Entrance Hall

Door to side of property

Lounge

16' 5" x 9' 6" (5.00m x 2.90m)

Double glazed window to the front onlooking communal gardens with access onto the balcony

Kitchen

10' x 8' 5" (3.05m x 2.57m)

Double glazed window to the rear, fitted kitchen with wall and base units, sink drainer, work surfaces, tiling to splash prone areas, plumbing for washing machine, electric oven, hob and cooker hood.

Bedroom One

13' x 10' 2" (3.96m x 3.10m)

Double glazed window to the front

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.69m)

Double glazed window to the front

Bedroom Three/ Dining Room

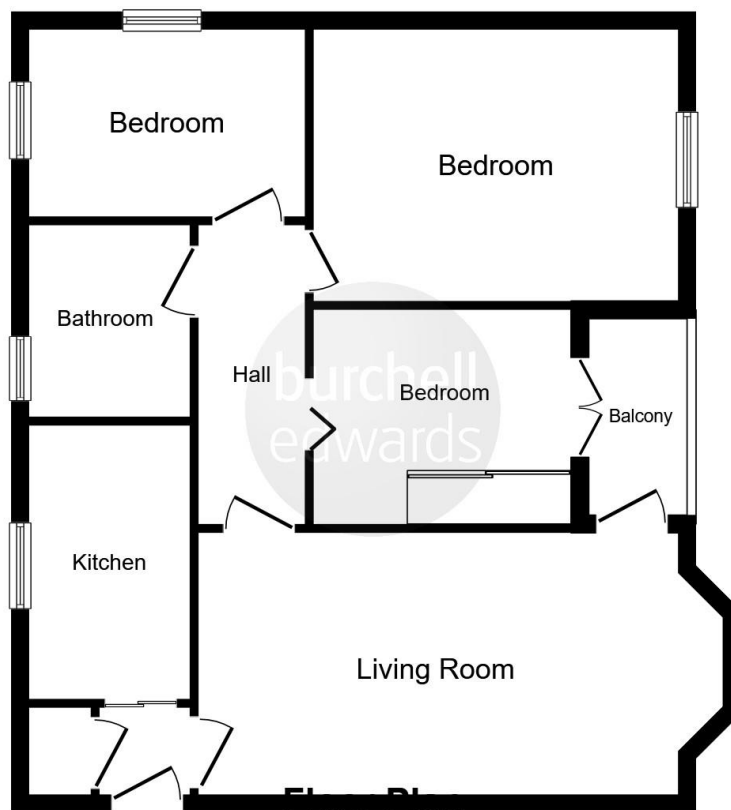
10' 1" x 6' 8" (3.07m x 2.03m)

Double glazed window to the rear

Bathroom

Double glazed window to the rear, bath, shower, wash hand basin, wc and full tiling





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: E

Tenure: Leasehold

view this property online [burchelledwards.co.uk/Property/CBW206908](https://www.burchelledwards.co.uk/Property/CBW206908)

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: CBW206908 - 0005

