

property details **approval form**

72 Cramlington Road, BIRMINGHAM, West Midlands, B42 2EB

Date: 28 August 2026

Property Ref and Version: GRB113084 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£230,000

Tenure: Freehold

>> **key features**

- > Three Bedroom Semi-Detached Home
- > Perfect for First Time Buyers and Families
- > Near to Schools, Transport Links, and Amenities
- > Spacious Lounge Dining Room
- > Fitted Kitchen
- > Generous Sized Bedrooms
- > Front and Rear Gardens
- > Viewing Highly Recommended
- > EPC Rating: Awaiting

>> **short description**

THREE BEDROOM SEMI-DETACHED HOMEPERFECT FOR FIRST TIME BUYERS AND FAMILIES***PORCH
ENTRANCE***SPACIOUS LOUNGE DINING ROOM***GENEROUS SIZE BEDROOMS***VIEWING HIGHLY RECOMMENDED***

>> **long description**

Located in the popular Great Barr area, this three-bedroom semi-detached home is ideally positioned close to local shops, supermarkets, parks and leisure facilities. The property is within easy reach of well-regarded schools, regular bus routes and Hamstead Railway Station, offering convenient access to Birmingham City Centre and surrounding areas.

The accommodation briefly comprises an enclosed porch, a spacious and welcoming entrance hall, a bright lounge/dining room and a fitted kitchen. The lounge provides an excellent space for both relaxing and entertaining, while the kitchen offers ample storage and workspace for everyday living.

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To the first floor are three bedrooms, including two good-sized doubles and a versatile third bedroom ideal as a nursery, home office or dressing room. A family bathroom completes the accommodation.

Externally, the property benefits from front and rear gardens, providing outdoor space for families and entertaining.

An ideal purchase for first-time buyers and families, early viewing is highly recommended.

>> **directions**

>> **Agent Note**

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>> room description

Agent Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying out identity and anti-money laundering checks.

Porch Entrance

Spacious double glazed porch leading into hallway

Lounge Dining Room

Double glazed doors to rear garden and gas central heating radiator.

Kitchen

Wall and base units, sink and drainer with mixer tap, integrated oven, hob, extractor, washing machine, and fridge freezer, pantry cupboard, and door to side access.

Bedroom 1

Double room consisting of a double glazed window and gas central heating radiator

Bedroom 2

Double room consisting of a double glazed window and gas central heating radiator.

Bedroom 3

Small double room consisting of a double glazed window and gas radiator.

Bathroom

Shower over bath, hand wash basin, wc, double glazed frosted window and heated towel rail.

Rear Garden

Tiered garden, paved and steps to lawn

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>> **room description**

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>> **property images**



Your Shipways office: 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN
T 0121 358 2281 **E** greatbarr@shipways.co.uk

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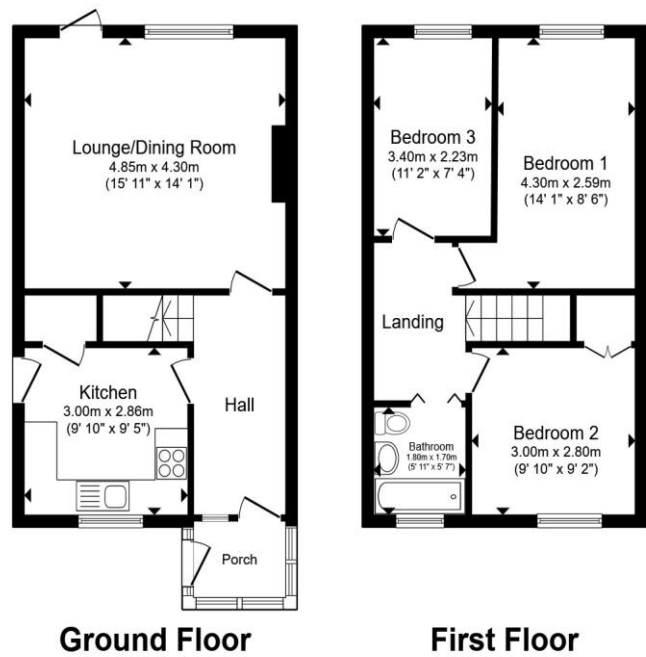
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>> floor plan



Total floor area 80.7 m² (869 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



>> approval

	Signature	Date
Lauren Bennett		
Mrs H.Y. Ahmed		