



Birch Croft Road,
Sutton Coldfield, B75 6BP

Offers in Excess of £425,000

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A detached property in a highly sought-after residential location offering excellent potential for extension and modernisation.

Internal inspection reveals a charming porch and entrance hall, spacious lounge, second reception room overlooking the rear garden, kitchen with separate utility and a guest W.C.

Stairs lead from the entrance hall to the first-floor landing where there are three good sized bedrooms and a family bathroom.

To the rear the private and enclosed garden boasts views of Bishop Vesey playing fields and to the fore the driveway and garage provide ample off-road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Offered for sale with the benefit of no upward chain, internal viewing is highly recommended to fully appreciate the potential this property has to offer.





Property Specification

NO UPWARD CHAIN
HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
PRIVATE & ENCLOSED REAR GARDEN BOASTS VIEWS OF
BISHOP VESEY PLAYING FIELDS
EXCELLENT POTENTIAL FOR EXTENSION &
MODERNISATION

Porch 2.00m (6'7") x 1.10m (3'7")

Entrance Hall 3.18m (10'5") x 2.00m (6'7")

WC 1.65m (5'5") x 0.70m (2'4")

Living Room 7.20m (23'7") x 3.60m (11'10")

Sitting Room 4.60m (15'1") x 3.00m (9'10") max

Kitchen 4.90m (16'1") x 2.50m (8'2") max

Cloakroom

Utility 3.60m (11'10") x 2.00m (6'7")

Landing 2.19m (7'2") x 1.00m (3'3")

Master Bedroom 6.42m (21'1") x 2.00m (6'7")

Bedroom 2 3.80m (12'6") x 3.50m (11'6")

Bedroom 3 2.80m (9'2") x 2.07m (6'9")

Bathroom 2.74m (9') x 1.80m (5'11")

Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 9th April 2021

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

Floor Plan

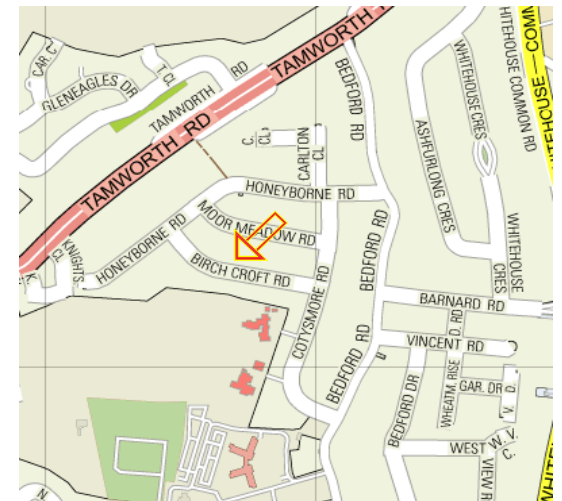
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location



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