



Asking Price £220,000

Leys Wood Croft, Birmingham, B26 3BT

- No Upward Chain
- End Terrace Home with Potential to Extend (subject to planning)
- Quiet Cul De Sac Location
- Hallway
- Lounge / Dining Room
- Kitchen
- Side Garage, Gated Driveway & Rear Garden
- Two Double Bedrooms
- Shower Room with Separate W.C
- Early Viewing Essential

EPC Rating

Current: C
Potential: C

Council tax band

Band = B

**** SEMI DETACHED HOME WITH POTENTIAL TO EXTEND (subject to planning) ** TWO DOUBLE BEDROOMS ** DRIVEWAY & GARAGE ** NO UPWARD CHAIN ** 360 VIRTUAL TOUR AVAILABLE ****

THIS IS A SPACIOUS PROPERTY THAT IS BIGGER THAN IT LOOKS!! BOOK YOUR VIEWING TO SEE WHAT WE MEAN!

Call our YARDLEY OFFICE ON 0121-783-3422 before it is SOLD!!

Accessed via a DRIVEWAY providing parking for several vehicles and SIDE GARAGE..this SEMI DETACHED HOME consists of: hallway, LOUNGE / DINING ROOM, KITCHEN, rear garden and GARAGE to the ground floor with TWO GENEROUS BEDROOMS and SHOWER ROOM WITH SEPARATE W.C to the first floor.

The property benefits from central heating and double glazing both where specified and is offered with NO UPWARD CHAIN.

Energy Performance Certificate: C

Approach

Access is gained via gated driveway leading to:

Hallway

Central heating radiator, stairs to the first floor and doors off:

Lounge / Dining Room

21'10 x 11'6 (6.65m x 3.51m)

Double glazed window to front and rear, central heating radiator and feature fireplace.

Kitchen

8'1 x 8'3 (2.46m x 2.51m)

Double glazed window to rear, fitted with a range of wall base and drawer units with work surface over, sink and drainer with mixer tap over and door to garage.

FIRST FLOOR

Landing

Double glazed window to side and loft access

Bedroom One

14'8 x 9'10 (4.47m x 3.00m)

Double glazed window to front, central heating radiator and storage cupboard.

Bedroom Two

11'4 x 9'7 (3.45m x 2.92m)

Double glazed window to rear and central heating radiator.

Shower Room

Double glazed frosted window to rear, walk in shower cubicle, pedestal wash hand basin and central heating radiator.

Separate W.C

Double glazed frosted window to side central heating radiator and low level w.c.

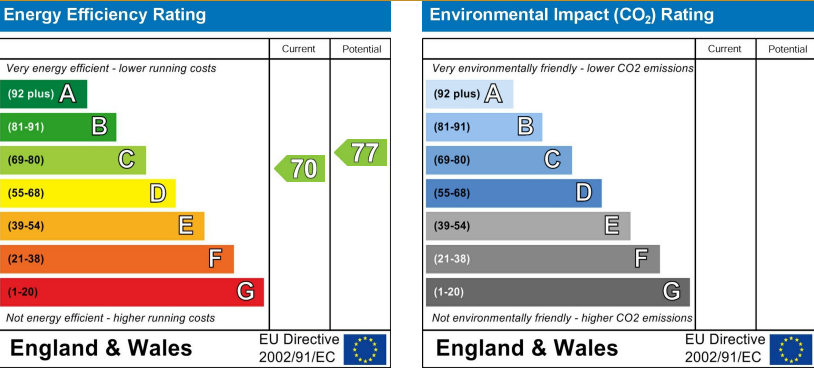
OUTSIDE

Rear Garden

Enclosed with patio area, lawned area trees and shrubs

Garage

21'9 x 17'7 max / 13'1 min (6.63m x 5.36m max / 3.99m min)





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