



Offers Over £280,000

Cowles Croft, Birmingham, B25 8YX

- Beautifully Presented End Terrace home - Early Viewing Essential
- Three Bedrooms
- Porch & Hallway
- Kitchen / Diner (with access to garage)
- Lounge
- Conservatory
- Shower Room
- Low Maintenance Rear Garden
- Garage & Driveway
- Close to Local Schools, Shops & Transport Links

EPC Rating

Current:
Potential:

Council tax band

Band = C

** BEAUTIFULLY PRESENTED EMD TERRACE HOME ** THREE BEDROOMS ** IDEAL FAMILY HOME ** GARAGE & DRIVEWAY **

A CHANCE TO PURCHASE A THREE BEDROOM PROPERTY ON THE POPULAR COWLES CROFT, YARDLEY WHICH IS SITUATED CLOSE TO ALL LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS!..

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR AN IMMEDIATE VIEWING!

This family home is accessed via a DRIVEWAY WITH GARAGE TO THE FRONT and leading to a double glazed, entrance door with accommodation comprising:- entrance hall, GUEST W.C, KITCHEN /DINING ROOM, LOUNGE & CONSERVATORY and LOW MAINTENANCE REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS AND FAMILY SHOWER ROOM.

The property benefits from central heating & double glazing (where specified) THIS IS A MUST SEE

PROPERTY EARLY VIEWING ESSENTIAL

Energy Performance Rating : awaiting

Additional Information

Mobile Coverage

EE - 71%

3 - 80%

VODAFONE - 83%

O2 -77%

View broadband availability

Standard 15 Mbps 1 Mbps Good

Superfast 68 Mbps 19 Mbps Good

Ultrafast 1000 Mbps 100 Mbps



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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