



Offers Over £240,000

Old Croft Lane, Shard End, Birmingham, B34 7BY

**** NO UPWARD CHAIN ** THREE DOUBLE BEDROOMS ** IN NEED OF MODERNISATION ****

This SELF-BUILD semi-detached property is situated in a cul-de-sac just off Old Croft Lane requires some internal work to create an amazing FAMILY HOME. The property consists of a DRIVEWAY to the front providing off road parking as well as street parking, ENCLOSED ENTRANCE PORCH area leading through to the front lounge, which has a decorative opening through to the rear dining room area with an open set of stairs to the first floor accommodation. To the ground floor there is also a kitchen area, DOWNSTAIRS WC, built-in side entrance which provides direct access from the front garden through to the private rear garden and side access internally to the INTEGRAL GARAGE. To the first floor there are THREE DOUBLE BEDROOMS and a family bath/shower room area. Energy Efficiency Rating:- Awaiting

Location

The property is located in a cul-de-sac location just off Old Croft Lane but still classed as Old Croft Lane.

Front Garden/Driveway

Low wall border to the front and to one side with flower beds also to the front and to one side. Decorative circular design paved area with crazy paving surrounding. Privet to the other side of the front garden area, fence border situated below the front lounge window and a decorative paved driveway for one vehicle. Security light, and three outside lantern style wall lights. Door allowing access to the side entrance area and a further door allowing access to:-

Entrance Porch

3' x 2'10" (0.91m x 0.86m)

Enclosed entrance porch, with a ceiling mounted light, decorative niche to one wall, and a further door leading to:-

Front Lounge Area

15'2" max 11'11" min x 13'10" (4.62m max 3.63m min x 4.22m)

Double glazed bow window to the front,

decorative dado rail to the walls, and beams to the ceiling area. Radiator, brick design fireplace with a sleeper shelf over and further wooden shelves to either side creating display areas. Church design opening to the rear allowing access to:-

Rear Dining Room Area

13'11" x 10'9" (4.24m x 3.28m)

Double glazed sliding patio doors to the rear allowing access to/from the rear garden area, open design stairs rising to the first floor landing area, three radiators, and a decorative plaster design ceiling rose and coving to the ceiling area. Partly glazed door to the side into:-

Kitchen

9'9" x 8'2" (2.97m x 2.49m)

Wall mounted and floor standing base units with a formica surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, tiling to the floor area, radiator, and plumbing for a dishwasher. Extractor hood over the cooker area, double glazed window to the rear and a further partly glazed door to the other side allowing access to:-

Built-In Side Entry Area

27'6" x 3'2" (8.38m x 0.97m)

Tiling to the floor area, partly glazed door to the rear allowing access to/from the rear garden area and a wooden design door to the front allowing access to/from the front garden/driveway area. Opening to the side into:-

Garage

16'11" max 14'3" min x 9'4" (5.16m max 4.34m min x 2.84m)

Up and over door to the front leading to/from the front driveway area, plumbing for a washing machine, wood effect flooring, and a door to the rear giving access to:-

Downstairs WC

4'8" x 2'4" (1.42m x 0.71m)

Low flush WC, plumbing for an outside tap, wood effect flooring and the water meter.

FIRST FLOOR

Landing

Storage cupboard (5'7" x 2'2") housing the boiler and the loft hatch area with wood effect flooring inset. Doors to:-



Bedroom One

13'11" max 11' min x 12'1" max 9'7" min
(4.24m max 3.35m min x 3.68m max 2.92m min)

Double glazed window to the front, radiator, and decorative plaster effect ceiling rose and coving to the ceiling area. Three sliding mirror fronted doors to the wardrobes to one wall, decorative picture framing above the current bed area.

Bedroom Two

13'10" x 7'7" (4.22m x 2.31m)

Double glazed window to the rear, radiator, and a built in double wardrobe with a double over head storage unit above.

Bedroom Three

10'8" max 9'7" min x 8'4" (3.25m max 2.92m min x 2.54m)

Double glazed window to the front, radiator, decorative archway alcove space for the bed with double, and single over head storage units

Bathroom

8'3" x 6'5" (2.51m x 1.96m)

Suite comprised of a panelled bath, walk in shower area with an electric shower inset, and a wall mounted wash hand basin. Radiator, tiled walls with a

decorative dado tile inset and wet flooring. Extractor to the outer wall, and a double glazed window to the rear.

Upstairs WC

5'5" x 2'7" (1.65m x 0.79m)

Low flush WC, tiling to the floor area, tiling to the walls with a decorative dado tile inset and a double glazed window to the side

OUTSIDE

Rear Garden

Paved patio area with a low wall retaining flower bed divide and access gate leading to the raised paved patio area with a garden laid mainly to lawn to one side and mature shrubbery flower bed borders to the sides and to the rear. Brick built barbecue area.

