



**Barn Croft, Birmingham B32 3BD**

**welcome to**

**Barn Croft, Birmingham**

\*\*\*\* GREAT LOCATION \*\*\*\* COMMUTABLE DISTANCE TO THE QUEEN ELIZABETH HOSPITAL \*\*\*\* EASY ACCESS TO TRANSPORT LINKS \*\*\*\*\* TWO DOUBLE BEDROOMS \*\*\* UPSTAIRS BATHROOM \*\*\*\* DRIVEWAY TO THE FRONT \*\*\*\*\* THROUGH LOUNGE \*\*\*\*\* REAR GARDENS \*\*\*\*



### **Lounge**

8' 4" into chimney breast. extending to 12' 6" x 10' 2" ( 2.54m into chimney breast. extending to 3.81m x 3.10m )  
Through lounge/diner, (unusual shape), double glazed window to front, central heating radiator.

### **Diner**

13' 4" x 10' 2" extending to 11' 4" ( 4.06m x 3.10m extending to 3.45m )  
Through lounge/diner, (unusual shape), double glazed window to rear, central heating radiator.

### **Kitchen**

9' 7" x 8' 4" ( 2.92m x 2.54m )  
Double glazed window to rear, range of wall & base units with worktops over, sink & drainer unit.

### **Lean To**

Access front to back.

### **Bedroom 1**

14' 7" x 9' 8" ( 4.45m x 2.95m )  
Master bedroom, double glazed window to front, central heating radiator.

### **Bedroom 2**

11' 3" x 8' 9" ( 3.43m x 2.67m )  
Double room, double glazed window to rear, central heating radiator.

### **Bathroom**

Double glazed window, wash hand basin unit with storage drawers beneath, bath with rainfall shower over, heated towel rail.

### **Separate W/C**

Low level flush w/c.



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welcome to

## Barn Croft, Birmingham

- Two good size bedrooms.
- Semi-detached house.
- Driveway to the front.
- Through lounge.
- Upstairs Bathroom with separate W/C.

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HBN111927 - 0005

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