



**Porters Croft, Birmingham B17 8RU**

**welcome to**

## **Porters Croft, Birmingham**

A beautifully presented and well-appointed 3 double bedroom Detached house with front and back garden conservatory driveway and garage in a great location a highly versatile accommodation

Viewings are highly recommended for this exceptional investment opportunity, first time buyers' family home.

### **Agent Note**

This property is council tax band E.

### **Entrance Porch**

Front door into porch that leads to hall.

### **Hall**

Stairs to first floor, doors to w/c and 2 doors to lounge.

### **W/C**

6' 9" x 3' ( 2.06m x 0.91m )

Low level flush w/c, wash hand basin, laminate flooring, tiles to splash-prone areas, central heating radiator.

### **Lounge**

21' 3" x 19' ( 6.48m x 5.79m )

(L Shape). Double glazed windows & double doors to rear, door to kitchen, carpet, 3 central heating radiators, wall light connections, feature fire place with inset fire, space for dining table.

### **Kitchen**

11' 5" x 8' 9" ( 3.48m x 2.67m )

Double glazed window to rear, door to lean to/hall, tiled flooring, tiles to splash-prone areas, ceiling spotlights, wine rack, integrated oven & hob, sink & drainer with mixer tap, range of wall & base units with drawers and worktops over.

### **Lean-To/Hall**

Door to garage, access from front to rear, tiled flooring, lighting.

### **Conservatory**

18' 9" x 8' 7" ( 5.71m x 2.62m )

Glass window & doors surround, wall light connections, central heating radiator, carpet.

### **Landing**

Doors to all 3 bedrooms & bathroom, double glazed window to rear.

### **Bedroom 1**

15' x 10' 10" ( 4.57m x 3.30m )

Double glazed window to front, built in cupboard, central heating radiator, carpet, ceiling light connection.

### **Bedroom 2**

11' 5" x 11' 2" ( 3.48m x 3.40m )

Double glazed window to rear, built in cupboard, central heating radiator, carpet, ceiling light connection.

### **Bedroom 3**

14' x 9' 1" ( 4.27m x 2.77m )

Double glazed window to front, built in cupboard, central heating radiator, carpet, ceiling light connection.

### **Bathroom**

9' 1" x 7' 8" ( 2.77m x 2.34m )

Double glazed window to rear, ceiling light connection, fully tiled, heated towel rail, wash hand basin with mixer tap & storage beneath, mirror cabinet above, bath with mixer tap, low level flush w/c, corner shower cubical with glass doors.

### **Front Garden**

Block paved driveway, small lawned area, small step up to front porch.

### **Rear Garden**

Conservatory leads to rear garden, lawned area. block paved patio area, fencing surrounds for privacy, arrangement of shrubs & plants.



## Garage

17' 11" x 8' 9" ( 5.46m x 2.67m )

Plumbing for washing machine & tumble dryer, base units and worktops over.



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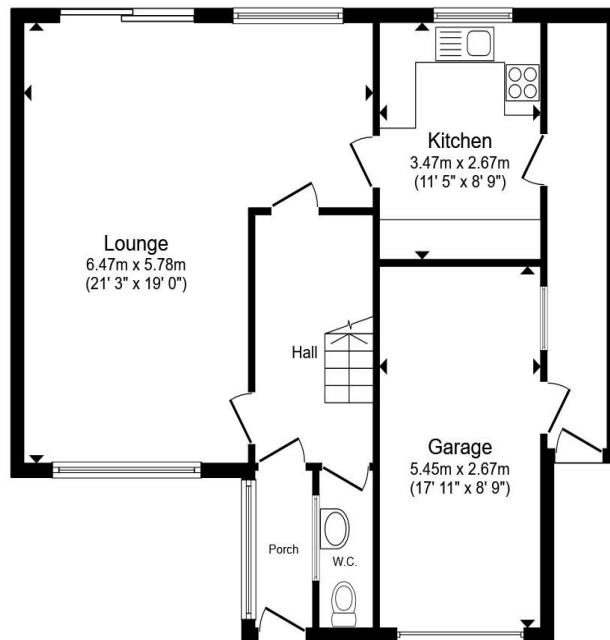
## Porters Croft, Birmingham

- A Stunning detached family home
- Large living/dining room
- Ground floor WC
- Three double bedrooms
- Large conservatory

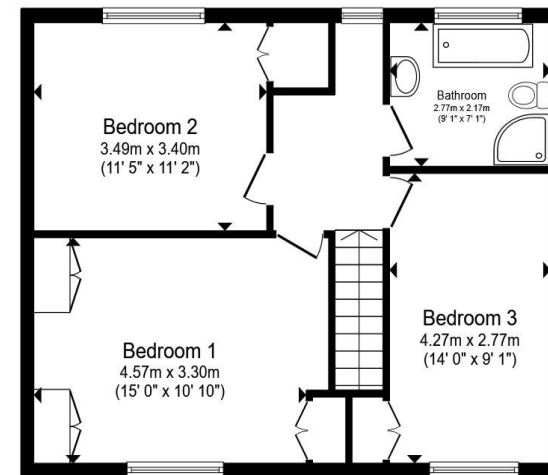
Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in the region of

**£525,000**



Ground Floor



First Floor

Total floor area 132.3 m<sup>2</sup> (1,424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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