



Barton Croft, Birmingham

Guide Price £340,000





PROPERTY OVERVIEW

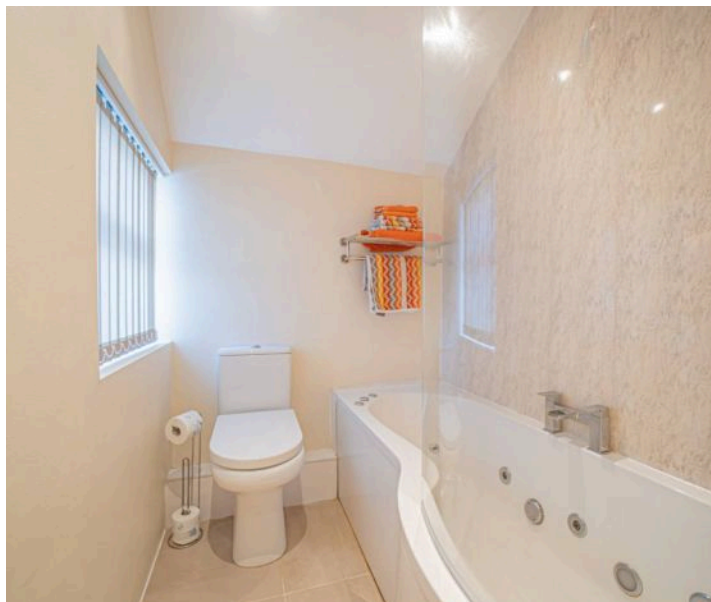
Nestled in a quiet cul-de-sac, this thoughtfully extended three bedroom semi detached home offers a harmonious blend of modern convenience and comfortable living, making it an ideal choice for families and professionals alike.

Upon entering through the welcoming porch, you are greeted by a spacious and beautifully remodelled interior. The heart of the home is the impressive open-plan kitchen and dining area, designed to flow seamlessly for both everyday living and entertaining. The kitchen features contemporary cabinetry, ample workspace, and high-quality appliances, while the generous dining space easily accommodates family meals and gatherings. Adjacent to this, a cosy living room provides an inviting retreat, perfect for relaxing evenings.

Additional ground floor highlights include a practical utility area and a guest cloakroom, enhancing the functionality of the home.

Upstairs, the property boasts three well-proportioned bedrooms, comprising two doubles and a single, all finished in neutral tones to suit any style. The family bathroom is well-appointed, offering a tranquil space to unwind.

Further benefits include ample storage throughout, gas central heating and double glazing for year-round comfort. The property also features a private driveway with parking for multiple vehicles, ensuring convenience for residents and guests.





With its spacious layout, quality finishes, and peaceful setting, this home presents a rare opportunity to acquire a meticulously maintained property in a sought-after location. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

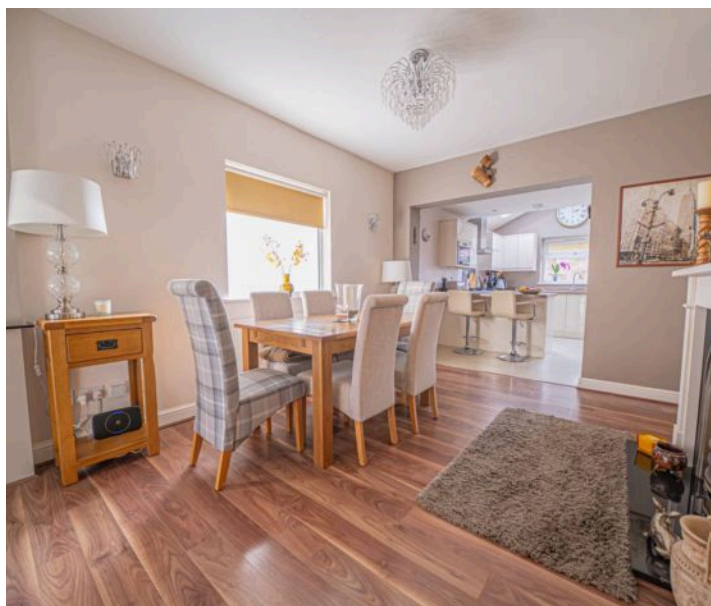
PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

- Delightful Three Bedroom Semi-Detached Home
- Thoughtfully Extended & Remodelled
- Abundance Of Natural Light Throughout
- Large Open-Plan Kitchen / Dining Area
- Cosy Living Room
- Three Generously Sized Bedrooms
- Family Bathroom
- Well-Maintained Rear Garden
- Ample Parking On Driveway





ENTRANCE PORCH

LIVING ROOM

13' 1" x 11' 4" (4.00m x 3.45m)

DINING AREA

15' 7" x 11' 4" (4.76m x 3.45m)

KITCHEN

12' 10" x 10' 6" (3.92m x 3.21m)

UTILITY AREA

6' 4" x 2' 9" (1.94m x 0.83m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

13' 11" x 10' 4" (4.24m x 3.14m)

BEDROOM TWO

10' 1" x 8' 7" (3.07m x 2.61m)

BEDROOM THREE

11' 11" x 6' 4" (3.64m x 1.92m)

BATHROOM

8' 5" x 4' 11" (2.57m x 1.50m)

TOTAL SQUARE FOOTAGE

92.0 sq.m (988 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom, underfloor heating, garden shed and summerhouse.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

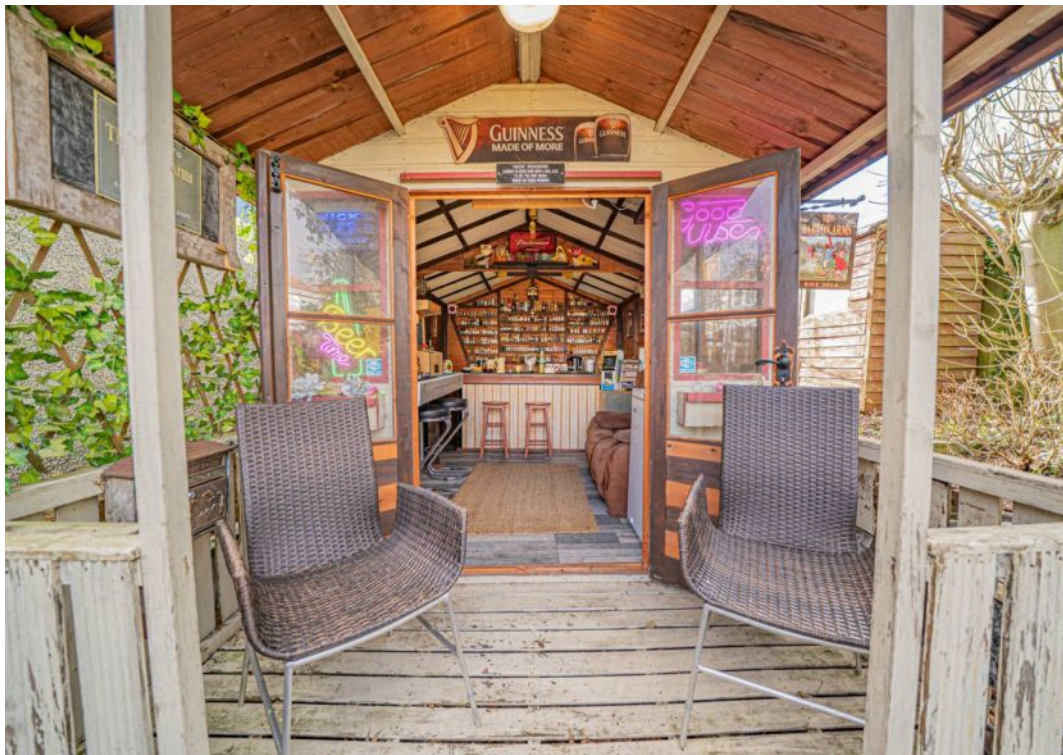
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
92 sq m / 988 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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