



16 BRINKLOW CROFT, BIRMINGHAM, B34 7JG
OFFERS OVER £210,000



ON OFFER WITH NO ONWARD CHAIN!!! A beautifully presented, two bedroom end-terraced property in a quiet Cul-De-Sac in Shard End, Birmingham. This property is in walking distance to local schools, transport links and shops in the area.

In brief, this property comprises: Entrance hallway, modern kitchen with built in oven and hob, living room and conservatory. On the first floor there are two generous sized bedrooms and modern shower room with vanity furniture. This property also has a rear garden which offers lawn and decking along with side access. To the front of the property one parking space.

The agent feel this property would ideally suit a first time buyer, growing family or an investor and that the property is in well maintained condition.

COUNCIL TAX BAND- B

EPC Rating- D

Tenure-Freehold (subject to solicitor confirmation)



Approach

The property is approached via a pathway leading to the front door and has an off road parking space in front of the property



Kitchen

9'10" max x 6'7" max (3.00 max x 2.02 max)

A modern kitchen with space for appliances and view over the front parking



Conservatory

11'3" max x 8'4" max (3.44 max x 2.55 max)

Conservatory with doors leading out into the Garden



Bedroom Two

9'2" max x 6'5" max (2.80 max x 1.96 max)



Bedroom One

12'11" max x 9'10" max (3.94 max x 3.00 max)

A good size double bedroom, over looking the back of the property

Living Room

12'10" max x 11'8" max (3.93 max x 3.56 max)

With doors opening into the Conservatory and a storage cupboard

Shower Room

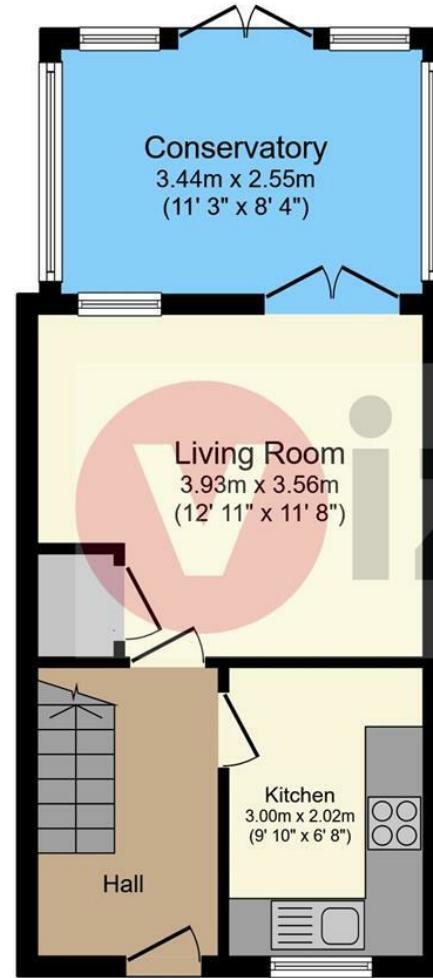
6'1" max x 5'5" max (1.87 max x 1.66 max)

A modern shower room with shower enclosure and vanity furniture housing the WC and Basin along with towel radiator





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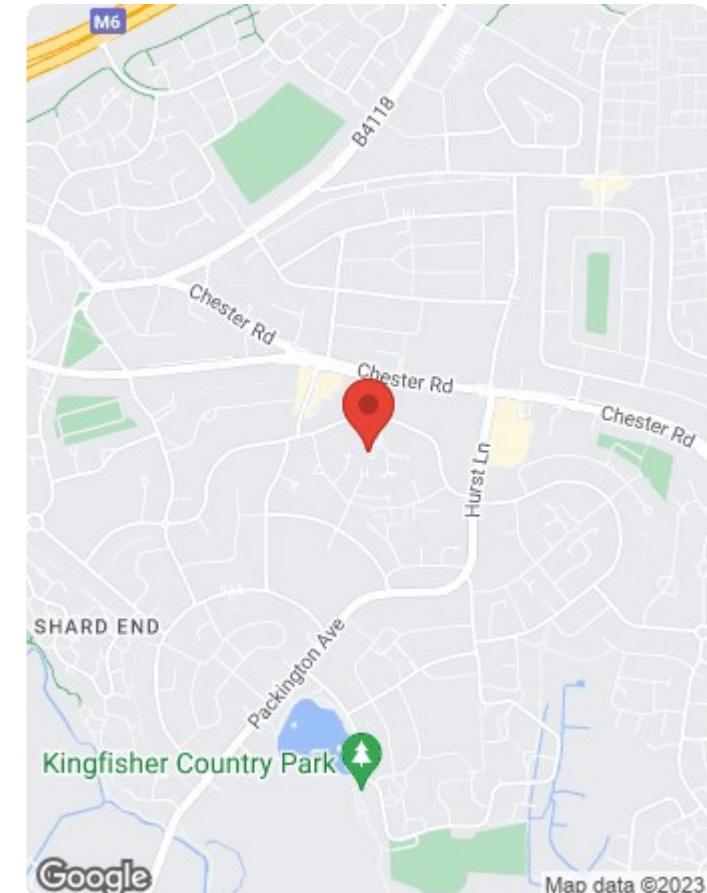
Ground Floor

Total floor area 63.6 sq.m. (684 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). Plan produced for Vizors. Powered by www.focalagent.com



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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