

Cranes Park Road,



Offers Over £300,000

KLARICO Estate Agents are delighted to present this immaculate 3 bedroom semi-detached property located within a prominent part of Sheldon, Birmingham. Benefits from have a ground floor rear extension along with a two storey extension allowing for 3 double bedrooms.

The house boasts three modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The double-glazed windows not only enhance the aesthetic appeal but also contribute to energy efficiency, keeping the home warm and quiet throughout the seasons.

For those with vehicles, off-street parking is a valuable feature, providing ease and security. The gas central heating system ensures that the home remains cosy during the colder months, making it a comfortable retreat all year round.

This property is not just a house; it is a place where memories can be made. With its excellent location and thoughtful amenities, it presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely home your own.



Cranes Park Road,

- Immaculate
- Off-Road Parking
- Gas Central Heating
- Ideal Family Home
- 3 Double Bedrooms
- UPVC Double Glazing
- Ground Floor Rear Extension
- Ideal Location

Front Garden

Semi-Detached property offering off street parking

Porch

Hall

Laminate flooring, skirting board, ceiling light

Lounge

12'7" x 10'9" (3.86 x 3.30)

Double glazed window to front, laminate flooring, skirting board, ceiling light, electric heater, wall mounted radiator, coving to ceiling, built-in media wall

Dining Area

9'8" x 7'8" (2.95 x 2.36)

Laminate flooring, tiles, ceiling light, skirting board,

Kitchen

15'10" x 13'3" (4.85 x 4.04)

Double glazed window to rear, tiles, extractor hood, generous number of storage, integrated oven/grill, ceiling light, drainer sink with mixer tap

Utility Room

8'2" x 4'7" (2.49 x 1.42)

Double glazed door to side, tiles, skirting board, ceiling light, air ventilation integrated storage units, drainer sink with mixer tap, wall mounted radiator, splashback tiles

Toilet

Tiles, heated towel rail, splashback tiles, skirting board, ceiling light, wash basin with mixer tap, toilet, integrated storage units

Bedroom 1

12'9" x 9'8" (3.91 x 2.95)

Double glazed window to front, carpet, wall mounted radiator, skirting board, coving, ceiling light, integrated wardrobes,

Bedroom 2

10'11" x 8'9" (3.35 x 2.67)

Double glazed window to rear, carpet, skirting board, ceiling light, integrated wardrobes, wall mounted radiator

Bedroom 3

14'11" x 6'11" (4.57 x 2.13)

Double glazed window to rear, skirting board, carpet, ceiling light, wall mounted radiator, integrated wardrobes

Bathroom

10'5" x 4'7" (3.20 x 1.40)

Double glazed window to front, laminate flooring, heated towel rail, toilet, wash basin with mixer tap, shower cubicle

Rear Garden

Fenced boundaries with flower beds

Directions



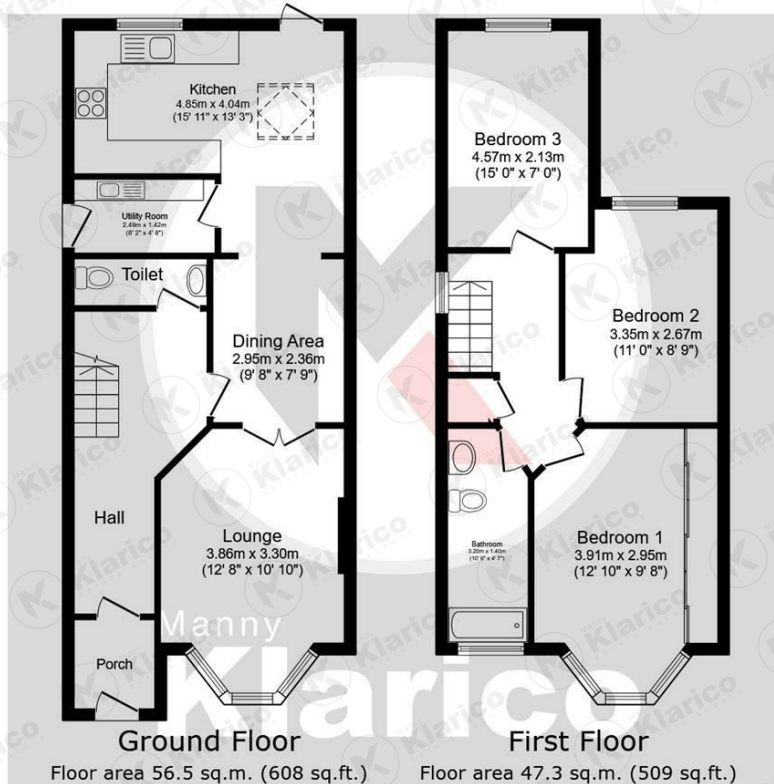


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Total floor area: 103.8 sq.m. (1,117 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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