



ginger

COWLES CROFT

YARDLEY

WELCOME

Ginger are delighted to offer this three bedroom mid-terraced property for sale. Located in a peaceful cul-de-sac, in a settled residential area, being convenient to Birmingham Airport, Lea Hall train station, Heartlands Hospital and with excellent links into the city. There is also the impressive Blakesley Hall Museum within walking distance and local schools on hand.

The property works really well for a couple or family, having generous living space on the ground floor; a delightful south-facing landscaped rear garden, three good sized bedrooms upstairs with a family bathroom. Outside to the front, there is a driveway with landscaped front garden and garage.

Another key feature is this property is sold with the benefit of no upward chain.

APPROACH

The property is set towards the end of a peaceful cul-de-sac. Set back from the road side having a single garage, off-road parking and landscaped front garden with pathway leading to the front door.

KEY FEATURES

- A three bedroom mid-terraced house
- Generous living accommodation
- Family living room | Dining room with patio doors
- Kitchen with garden view
- Three good sized bedrooms
- Family bathroom
- Landscaped south-facing rear garden
- Driveway, fore-garden and garage
- Convenient to Stetchford train station, A45, shops, Heartlands Hospital and Birmingham International.
- No upward chain







LIVING SPACES

The property works really well for the modern family, offering an abundance of downstairs living space, linking together perfect for entertaining and gatherings. Let's talk you through it.

As you arrive at the property into the inner porch offering a partially glazed UPVC door with accompanying window and letterbox to the side, great for kicking off your shoes, whilst giving access into the house, the garage to the front, and also a useful storage cupboard for bins, outdoor footwear, as well as providing access to the electric meter.

The hallway is lovely and spacious, and the moment you step inside you will appreciate the depth of the property and the space that it offers. The hallway has wood laminate flooring for ease of maintenance, especially with a young family, neutrally presented, with the stairs rising to the bedrooms and family bathroom. There is an ideal storage area under the stairs, which works well for an office desk, or to hide away the pushchair. The hallway gives access to the dining room and the family living room. There is a central heating radiator and light.

The property benefits from a downstairs cloakroom, which provides a W/C and corner hand wash basin, window into the storage cupboard and is home to the electricity circuit board.

The family living room is a lovely comfortable space, stylishly and neutrally presented with carpets, boasting a feature bay window looking into the front garden and the peaceful cul-de-sac, as well as provides space for your family photographs. The living room will easily accommodate multiple chairs and sofas, and enjoys the benefit of a feature fireplace with electric coal-effect fire set within. There's good connectivity here, having a TV aerial point and internet connection, as well as there being a ceiling light, central heating radiator and door leading to the hallway.

During busier times the living room links to the dining space from a single door, which is perfect for when having friends and entertaining, or the all-important Christmas family gathering, allowing the living accommodation to flow front to rear.

The dining room is set to the rear of the house, accessed from the hallway, with an opening into the kitchen, which is perfect for meal times, and a single partially-glazed door which leads into the living room. The dining room is neutrally presented, having wood laminate flooring which flows through from the hallway and around into the kitchen, perfect for ease of maintained. The dining room will easily accommodate a larger family sized table, with additional space for furniture, and boasting a delightful view of the landscaped rear garden. The garden is south-facing with sliding patio doors to tempt you outside, again allowing the party to spread out from the house into the garden.

The kitchen is perfectly placed off the dining room, and offers a good compliment of solid wall and base units, having a double glazed window to the rear elevation looking into the garden with a sink set close by. There's good work-surface space, with ample power points for appliances. The kitchen has space allocated for a free-standing cooker and a fridge/ freezer. There's also an extractor hood over the cooking space. The kitchen is also home to the Valliant boiler which we have been advised is approximately nine years old.









BEDROOMS AND BATHROOM

Welcome upstairs. The landing area is spacious leaving plenty of room to move around during a busy morning rush hour for the family.

The landing gives access to the three bedrooms and family bathroom as well as having a handy airing cupboard for your towels and linen, whilst being home to the hot water cylinder. There is a further useful storage space over the stairs. The landing offers access into the loft space and ceiling light.

The main bedroom is located at the front of the house, being stylishly presented with a feature wall design, whilst affording plenty of space for a large bed, accompanying side tables and a good amount of floor space for free-standing wardrobes. There is a double glazed window to the front elevation looking in to the front garden and the peaceful cul-de-sac, with a central heating radiator set underneath.

Bedroom number two is set to the rear of the house, enjoying the tranquil garden view through the large double glazed window with an opening light. This bedroom is also spacious, offering plenty of room for bedroom furniture, and a floor space for wardrobes.

Bedroom number three is set to the front of the house, and although the smallest of the three bedrooms, is a great size and would easily accommodate a double sized bed with plenty of floor area for accompanying furniture. The bedroom is neutrally presented having a large opening double glazed window to the front elevation with wood laminate flooring for ease of maintenance. Should you work from home then this room is perfect for a home office or crafts room.

The family bathroom offers a white suite comprising of a bath with individual hot and cold taps, having an electric Triton shower over the bath with shower curtain. There is a vanity unit for storing toiletries with a wash basin and individual hot and cold taps, as well as a WC. The bathroom has a leaf-patterned frosted opening window to the rear elevation, a central heating radiator, and some space for storage for your towels.













ADDITIONAL INFORMATION

GARDEN

This family home delivers a peaceful and beautifully landscaped garden which offers a tranquil setting to enjoy the south-facing aspect. The garden has a patio area to step out from the sliding doors within the dining area, leading out to a lawn area which is perfect for the youngsters to play and complimented by a feature pond with flower borders. There's also access along the rear for taking out bins as well as garden rubbish to the front. Additionally, there is an outside water tap. A peaceful and private suntrap.

GARAGE

The single sized garage provides excellent storage, having an access door to the rear leading to the inner hallway, with an up and over vehicle access to the front. There is storage into the roof void, as well as plumbing here for a washing machine and dryer so the garage can double up as a utility. Furthermore, the garage has a light, and is also home to the gas meter.

USEFUL INFORMATION

We are advised this property is Freehold, please seek confirmation from your legal representative.

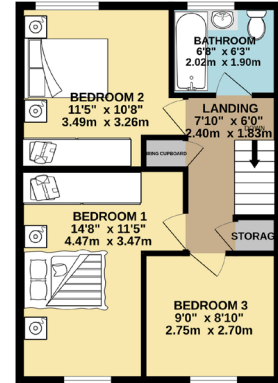
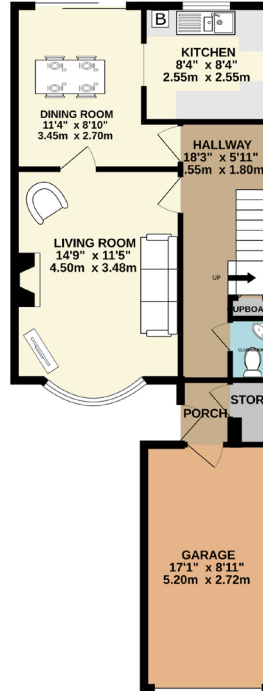
We are advised the council tax band C is payable to Birmingham City Council.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

FLOOR PLAN



3 BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA: 1132 sq.ft. (105.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

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9.30am - 5.30pm Mon - Fri, 9 - 3 Sat