

Cottons

CHARTERED SURVEYORS

12 Cookes Croft, Rea Valley Drive,
Birmingham, B31 3XR

Offers in the Region Of
£219,950



- Two bedrooms
- Private Rear Garden
- Conservatory
- Fitted Kitchen/ Diner
- Gas Fired Central Heating
- EPC Rating: C / Council Tax Band B

Cottons are delighted to offer a two bedroomed property, with an entrance lobby, lounge, kitchen / diner, plus a conservatory and private rear gardens. In addition to this the property has double glazing, gas fired central heating and off-road parking that could accommodate two vehicles. EPC Rating: C Council tax band B. We understand the property is Freehold.

Property Tenure

Council Tax Band
B

ACCOMMODATION

Entrance Lobby

This area has stairs rising to the first-floor accommodation and a door leading to the lounge and the remainder of the ground floor accommodation.

Lounge 14' 3" x 10' 3" (4.34m x 3.12m)

Double glazed bow window to front overlooking the cul-de-sac, coving to ceiling & ceiling mounted light point, electric fire with marble effect hearth & wooden surround, wall mounted gas central heating radiator and a door to leading into the fitted breakfast kitchen.

Kitchen/Breakfast Room 13' 4" x 10' 0" (4.06m x 3.05m)

With a Double-glazed obscure door to side, ceiling mounted lighting, plus double-glazed French doors opening into conservatory, as well as a double-glazed window into conservatory. The kitchen area has matching wall and base units with roll top work surface over, stainless steel sink and drainer with mixer tap over, space for cooker, integrated washer/dryer, integrated dishwasher, understairs storage cupboard, part tiled walls, finished with a tiled floor.

Double Glazed Conservatory 10' 9" x 7' 8" (3.27m x 2.34m)

The conservatory has a brick base surmounted by UPVC double glazed units with double opening doors to the rear garden. The conservatory also has a gas central heating radiator and is finished with a tiled floor.

First Floor Landing

With a ceiling mounted light point, loft hatch (loft not inspected) and a double-glazed window to the side aspect. Doors from the landing lead off to the bedrooms and bathroom W.C.

Bedroom One (Front) 11' 9" x 10' 3" (3.58m x 3.12m)

With two double glazed windows to front, a ceiling mounted light point, fitted wardrobes and a gas central heating radiator.

Bedroom Two (Rear) 11' 4" x 7' 8" (3.45m x 2.34m)

With a double-glazed window over-looking the rear garden, plus a fitted wardrobe and a gas central heating radiator.

Bathroom W.C.

With an opaque double-glazed window to rear, side panel bath with shower over, wash hand basin, low level W.C. part tiled walls and a gas central heating radiator.

Rear Garden

The rear garden has a paved patio area to fore, with the garden being mainly laid to lawn, with a small timber built shed to rear. The patio extends to a footpath leading onto a pedestrian gate to side giving access. The garden is planted with various mature bushes and shrubs and is finished with timber fenced boundaries.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

Need a solution with a property matter? Cottons can assist;

Residential Sales 0121 247 4747
sales@cottons.co.uk

Auctions 0121 247 2233
auctions@cottons.co.uk

Property Management 0121 247 2030
property@cottons.co.uk

Landlords Property Insurance 0121 247 2030
insurance@cottons.co.uk

Residential Lettings 0121 247 2299
lettings@cottons.co.uk

Commercial Sales & Lettings 0121 247 4747
commercial@cottons.co.uk

Energy Performance Certificates 0121 247 2299
epc@cottons.co.uk

RICS Valuation Surveys 0121 247 4747
sales@cottons.co.uk

Cottons

CHARTERED SURVEYORS



Cottons Chartered Surveyors give notice that (i) the particulars are set out as a general outline copy for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



First Floor
For illustrative purposes only, not to scale.



Ground Floor
For illustrative purposes only, not to scale.