



70 Wilson Croft, Hall Green, Birmingham B28 0SS

£150,000

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## Key Features

Reception Hall  
 Spacious Living Room  
 Fitted Breakfast Kitchen  
 Spacious Double Bedroom  
 Bathroom  
 Gas Central Heating  
 Double Glazing  
 Front, Side and Rear Gardens  
 Gated Rear Parking

70 Willson Croft is a charming, one bedroomed, semi detached residence, enjoying a peaceful end of cul-de-sac location in this highly popular residential area.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Birmingham City Council

## Vendor's Comments

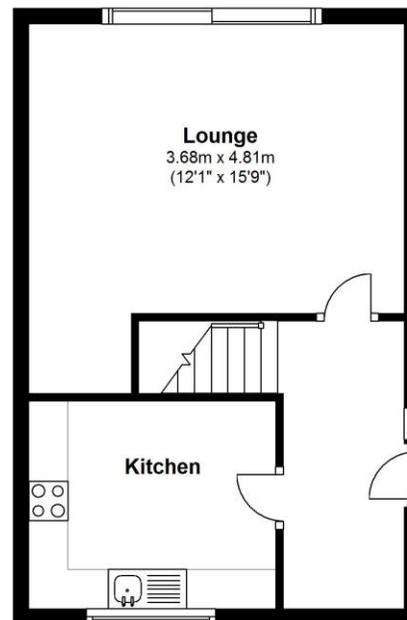
When I was looking to buy back in 2007 I must have looked at a hundred properties before finding my perfect home. My house ticked all the boxes on my list - a great sense of light and space; good ceiling height; solid walls throughout; ample storage; a manageable garden and secure off road parking. It had also had planning permission for a loft conversion and garage so had I ever wanted to extend, the potential was there. As it happened - I am really happy with the house as it is.

I enjoy having the garden to all three sides, so even if I am late back from work in the summer I am still guaranteed a patch of sun to sit in and enjoy a cold glass of wine or two.

I have more happy memories in this home than any other home I have had, but after nearly 10 years here the time has come for me to start a new chapter in life and to start out on another new adventure.

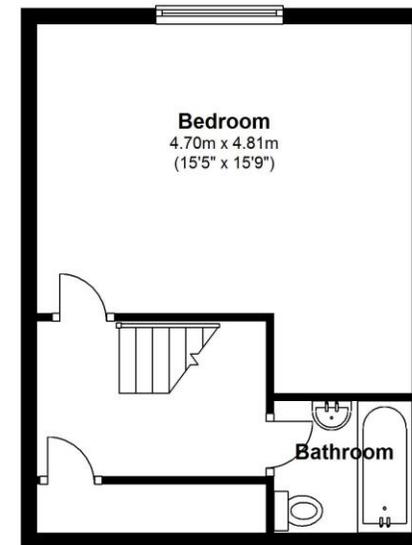
### Ground Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



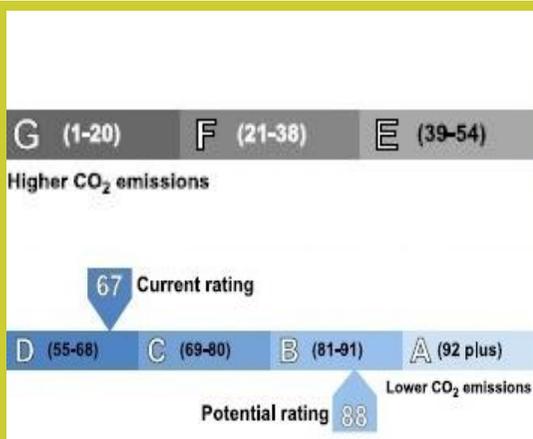
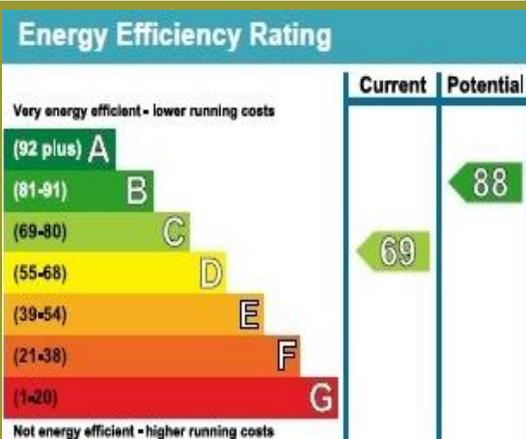
### First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



Total area: approx. 66.9 sq. metres (720.2 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



