



**Wellman Croft  
Birmingham  
West Midlands  
B29**

**Offers in Excess of £285,000**

**bettermove** 

# Wellman Croft

## Birmingham

Bettermove are proud to present this 4 bedroom semi-detached house in Birmingham.

The property benefits from double glazing, solar panels, and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is C.

The interior of this property, which may require modernisation throughout, comprises a spacious living room, dining room, fitted kitchen, and shower room on the ground floor. The first floor consists of four generously sized bedrooms, alongside the family bathroom. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

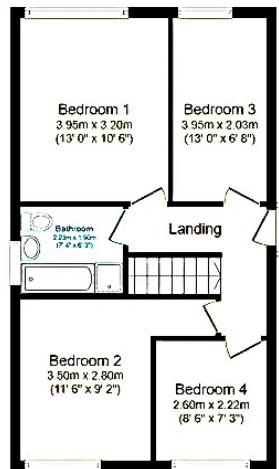
Located in the popular city of Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Selly Oak Train Station, a variety of local bus routes, and quick access to the M5.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Ground Floor**

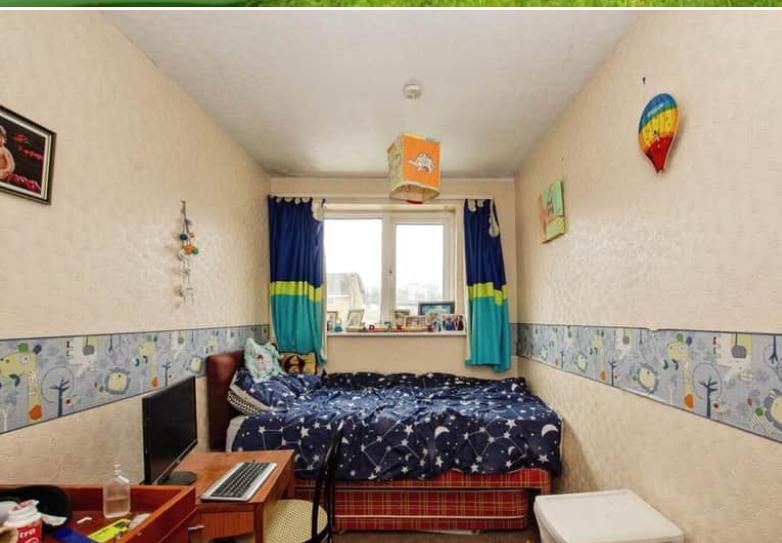


**First Floor**

Total floor area 122.2 m<sup>2</sup> (1,315 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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



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