

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations
 state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- WELL PRESENTED HOME
- TWO RECEPTION ROOMS
- CONSERVATORY
- DOWNSTAIRS WC
- THREE BEDROOMS
- WELL MAINTAINED GARDEN

Croft Road, Yardley, Birmingham, B26 1SQ

Offers over £265,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Do not miss out on this fantastic spacious three bedroom semi-detached home situated in a desirable location. Offering two reception rooms, one with a bay window benefitting from natural light, cosy reception room with log effect burner, generous conservatory with downstairs WC, three double bedrooms and well maintained rear garden with access to separate garage. This really is a family home that offers the lot. Call Green and Company now to arrange your viewing.

HALL With laminate flooring, radiator, stairs and wall light.

LOUNGE 15' 3" into bay x 13' 5" (4.65m x 4.09m) Offering bay window, radiator, gas feature fireplace with surround and door to reception room.

KITCHEN 11' 2" x 5' 7" (3.4m x 1.7m) Offering wood effect work top, gas hob, radiator, integrated microwave and oven, stainless steel bowl and drainer, tiled floor, integrated fridge, window to side and door to conservatory.

CONSERVATORY 16' 5" x 11' 6" (5m x 3.51m) Tiled floor, radiator, wall lights, worktop and units for utility area, door to side access, door to garden, window with blind, wc with basin, wall light, cupboard and window to rear.

FIRST FLOOR LANDING With window to wide, doors to bedrooms and bathroom.

BEDROOM ONE 15' 2" x 9' to wardrobe (4.62m x 2.74m) Offering bay window to front, radiator and built-in wardrobe.

BEDROOM TWO 13' 9" x 8' 3" to wardrobe (4.19m x 2.51m) Offering window to rear, blind, laminate flooring, radiator and wardrobe.

BEDROOM THREE 10' 7" x 6' 5" (3.23m x 1.98m) With window to rear, laminate flooring, blind, radiator, fitted wardrobe and cupboard.

BATHROOM Offers heated towel rail, vinyl flooring, built-in cupboard, window to front with blind, bath with shower attachment, sink and wc.

GARDEN Well maintained and tendered with block paving, lawn area and block paved path leading to separate garage to rear of garden.

GARAGE 15' 0" x 7' 5" (4.57m x 2.26m) With up and over door, electric points and pedestrian door to garden, garage is accessed via private drive behind the property. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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