

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Debenham Crescent, Birmingham | £220,000

SEMI DETACHED HOUSE ** THREE BEDROOMS ** LARGE DRIVEWAY ** FAMILY REAR GARDEN ** NO UPWARD CHAIN! ** ONLINE VIEWING AVAILABLE ** UNEXPECTEDLY BACK ON MARKET!

A FAMILY HOME SITUATED IN A POPULAR LOCATION and OFFERING NO UPWARD CHAIN! DO NOT TO MISS OUT ON THIS! CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING. Accessed via a dropped kerb and leading to a DRIVEWAY providing parking for multiple vehicles and leading to a double glazed entrance door, the accommodation briefly comprises: entrance hallway, LOUNGE, KITCHEN, BATHROOM, separate W.C and FAMILY REAR GARDEN to the ground floor with THREE GENEROUS BEDROOMS to the first floor.

The property benefits from central heating, double glazing where specified and is offered with NO UPWARD CHAIN!

Energy Performance Rating D

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Approach

The property is accessed via a dropped kerb and leading to:-

Driveway

A paved driveway providing parking for multiple vehicles with a timber and privet hedged perimeter leading to a double glazed entrance door:-

Entrance Hallway

Staircase to the first floor landing. Radiator. Tiled flooring. A door leading to the ground floor accommodation:-

Lounge

17'4" into bay window x 13'0" (5.28m into bay window x 3.96m)

Double glazed bay window to the front and radiator. Under stairs storage cupboard. Wood effect flooring. Gas fire.

Kitchen

10'3" x 9'10" (3.12m x 3.00m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with taps over. Gas cooker point. Part tiling to the walls. Tiled flooring. Double glazed window and door to the rear allowing access to the garden.

Bathroom

Suite comprises of a panelled bath unit with an electric shower over and pedestal wash basin. Radiator. Tiled walls and flooring. Double glazed window to the rear.

Separate W.C

With a low flush w.c.

FIRST FLOOR

Landing

Ceiling loft hatch. Double glazed window to the side. Doors leading to the first floor accommodation:-

Bedroom One

13'3" x 10'7" (4.04m x 3.23m)

Double glazed windows to the front and radiator. Storage cupboard.

Bedroom Two

12'11" x 8'6" (3.94m x 2.59m)

Double glazed window to the rear and radiator.

Bedroom Three

9'7" x 7'5" (2.92m x 2.26m)

Double glazed window to the rear and radiator.

OUTSIDE

Rear Garden

Timber fenced perimeter with a side gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn with a paved patio area. Timber storage shed.

Ground Floor

- WC: 2'6" x 5'9" (0.79 x 1.65 m)
- Hallway: 2'9" x 4'7" (0.85 x 1.41 m)
- Lounge: 14'1" x 12'0" (4.31 x 3.66 m)
- Kitchen: 9'6" x 10'3" (2.93 x 3.13 m)
- Bathroom: 6'4" x 5'3" (1.97 x 1.61 m)

Floor 1

- Landing: 2'10" x 8'11" (0.85 x 1.26 m)
- Bedroom One: 12'7" x 13'11" (3.23 x 4.01 m)
- Bedroom Two: 12'9" x 8'4" (3.91 x 2.56 m)
- Bedroom Three: 9'6" x 7'4" (2.93 x 2.23 m)

Approximate total area* 21,626 sq ft 66.79 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFI 360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	57	(55-68) D	57
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	81	EU Directive 2002/91/EC	81
England & Wales		England & Wales	