

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Kennedy Croft, Yardley, Birmingham, West Midlands, B26 2NE

£330,000



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**Kennedy Croft, Yardley,  
Birmingham, West Midlands, B26  
2NE**

- Semi Detached House
- Extended Family Residence
- Four Bedrooms
- Popular Cul-De-Sac Location
- Lounge & Separate Study Room
- Driveway & Rear Double Garage
- Conservatory
- Extended Kitchen
- First Floor Bathroom
- Energy Rating D

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = B

EXTENDED SEMI DETACHED FAMILY HOME \* FOUR BEDROOMS!\* VIEWING ESSENTIAL! \*\* 360 VIRTUAL TOUR AVAILABLE! \*\*

AN EXTENDED FAMILY RESIDENCE READY TO MOVE STRAIGHT INTO!! , situated in a CUL-DE-LOCATION in YARDLEY, This is a GREAT SIZE HOME THEREFORE WHAT ARE YOU WAITING FOR...  
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 To ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY providing off road parking for two vehicles with accommodation comprising of . entrance porch, hallway, LOUNGE, MODERN KITCHEN, REAR STUDY, CONSERVATORY, mature rear garden and DOUBLE GARAGE to the ground floor. To the first floor there are FOUR BEDROOMS and a FAMILY BATHROOM. The property benefits from central heating and double glazing where specified. Energy Performance Certificate D

### APPROACH

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

### Driveway

A driveway providing parking for two vehicles with timber fencing to one side and open border to the other and leading to a double glazed entrance porch.

### Entrance Porch

Double glazed door and windows to the front, allowing access to an additional entrance door into.

### Entrance Hallway

Stairs to first floor landing. Radiator. Wood effect flooring. Doors giving access to ground floor accommodation:-

### Lounge

Double glazed bay window to the front. Radiators. Double glazed sliding doors to the rear allowing access to the conservatory.

### Conservatory

Double glazed windows to rear and side and double glazed door allowing access to the garden. Radiator. Wood effect flooring.

### Rear Reception Room

Double glazed window to the rear and radiator. Wood effect flooring.



## Family Kitchen

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Gas cooker point with extractor canopy over. Radiator. Plumbing for the washing machine. Part tiling to the walls. Storage cupboard. Double glazed window and door to the rear allowing additional access to the garden. A door to the front leading into a lobby and additional double glazed door allowing additional access to/from the front of the property.

## FIRST FLOOR

### Landing

Ceiling loft hatch. Doors leading to first floor accommodation:-

### Bedroom One

Double glazed bay window to the front and radiator.

### Bedroom Two

Double glazed windows to the front and radiator.

### Bedroom Three

Double glazed window to the rear and radiator.

## Bedroom Four

Double glazed window to the rear and radiator.

## Family Bathroom

Suite comprises of a kidney shaped, bath unit with a boiler fed, shower over, pedestal wash basin and low flush WC. Heated towel rail. Tiling to the walls and flooring. Ceiling spotlights. Obscure double glaze window to the rear.

## OUTSIDE

### Rear Garden

Timber fence perimeter. The rear garden is mainly laid to lawn with a wooden decked patio area. Mature shrubbery borders and timber storage shed.

### Double Garage

A concrete construction with a metal up/over door to the rear. Additional door allowing access from the garden.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	65		(69-80) C
(55-68) D			(55-68) D
(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 <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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