

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Charlbury Crescent, Yardley, Birmingham, West Midlands, B26 2LL

£275,000



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**Charlbury Crescent, Yardley,  
Birmingham, West Midlands, B26  
2LL**

- Semi Detached House
- Three Generous Bedrooms
- Internal Viewing Essential
- Modern Open Plan Kitchen & Dining Room
- Driveway
- Lounge
- Conservatory
- First floor Modern Bathroom
- Rear Garden & Outbuilding/Bar Area
- Energy Rating D

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = C

\* SEMI DETACHED HOUSE \* THREE GENEROUS BEDROOMS \* POPULAR LOCATION \* INTERNAL VIEWING ESSENTIAL \* 360 ONLINE VIEWING AVAILABLE! \*

THIS LARGER STYLE, FAMILY HOME REALLY TICKS ALL OF OF THE BOXES!! situated in a very popular location! NO DIY REQUIRED HERE JUST MOVE STRAIGHT IN!! This super residence is approached via a DRIVEWAY providing parking for two vehicles and leading to a double glazed entrance door with canopy porch the accommodation comprises of:- Entrance hallway, LOUNGE, KITCHEN & DINING ROOM, CONSERVATORY and rear garden with OUTBUILDING on the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and a MODERN FAMILY BATHROOM. The property benefits from central heating and double glazing both where specified.

Energy Performance Rating D

### APPROACH

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

### Driveway

A block paved DRIVEWAY providing parking for two vehicles and leading to a double glazed entrance door with canopy porch.

### Entrance Hallway

Double glazed window to the front. Radiator. Wood effect flooring. Staircase to the first floor landing. Doors giving access to ground floor accommodation:-

### Lounge

**12'1" x 9'6" (3.68m x 2.90m)**

Double glazed window to the front and radiator.

### Kitchen & Dining Room

**17'3" x 12'10" (5.26m x 3.91m)**

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over. APPLIANCES INCLUDE A GAS HOB WITH EXTRACTOR CANOPY OVER, SEPARATE ELECTRIC OVEN AND INTEGRATED MICROWAVE. Radiators. Part tiling to the walls. Wood Effect flooring. Plumbing for the washing machine. Storage cupboard. Double glazed door and window allowing access to the garden with

additional double glazed windows and door leading into the conservatory.

## Conservatory

Double glazed windows to rear and sides with double glazed french doors to the side giving additional access to the garden.

## FIRST FLOOR

### Landing

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

### Bedroom One

12'4" x 9'2" (3.76m x 2.79m)

Double glazed window to the front and radiator.

### Bedroom Two

15'2" x 8'11" (4.62m x 2.72m)

Double glazed window to the rear and radiator.

### Bedroom Three

9'9" 8'1" (2.97m 2.46m)

Double glazed window to the rear and radiator.

### Family Bathroom

Suite comprises of a panelled bath unit

with an electric shower over and glass screen, wash basin with storage underneath and low flush WC. Heated towel rail. Tiling to the walls. Extractor fan. Obscure double glazed window to the front.

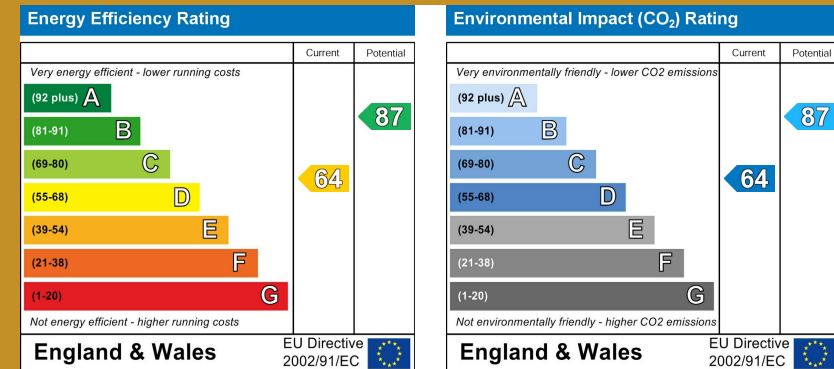
## OUTSIDE

### Landscaped Rear Garden

Timber fence perimeter with a side gate allowing access to/from the front of the property. The rear garden has a paved patio area and artificial lawn and border shrubbery. Timber and brick storage sheds.

### OUTBUILDING/BAR AREA

Concrete construction with converted Bar area. Power and lighting.





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