

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Charlbury Crescent, Birmingham, B26 2LJ

Offers Over £200,000



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- Ideal First Time Buy or Buy to Let Property
- Semi Detached Home
- Three Bedrooms
- Hallway
- Through Lounge
- Kitchen
- First Floor Family Bathroom
- Front and Rear Gardens
- Close to Local Schools, Shops and Transport Links
- Early Viewing Essential

EPC Rating

Current: D
Potential: D

Council tax band

Band = C

* SEMI DETACHED HOUSE * THREE BEDROOMS * POPULAR LOCATION * THROUGH LOUNGE * IDEAL FIRST TIME BUY OR BUY TO LET PROPERTY *

A FAMILY HOME LOCATED IN A POPULAR ROAD THAT REQUIRES SOME MODERNISATION!! This SEMI DETACHED HOUSE is approached via a front garden with pathway leading to a double glazed entrance door with accommodation comprising of , entrance hallway, THROUGH LOUNGE, KITCHEN and family rear garden on the ground floor. To the first floor there are THREE BEDROOMS and a bathroom. The property benefits from central heating and double glazing both where specified.

* CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING *

Energy Performance Rating : D

APPROACH

Access is gained via lawned front garden with pathway leading to front door:

Hallway

Doors off:

Through Lounge

23'2 x 9'11 (7.06m x 3.02m)

Double glazed bay window to front, double glazed window door to rear and two central heating radiators

Kitchen

11'4 x 5'8 (3.45m x 1.73m)

Double glazed window to rear, central heating radiator, fitted with a range of matching wall, base and drawer units with work surface over incorporating sink and drainer with mixer tap over.

FIRST FLOOR

Landing

Double glazed window to side, loft access, airing cupboard and doors off:

Bedroom One

14'4 x 9'11 (4.37m x 3.02m)

Double glazed window to rear and central heating radiator.

Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)

Double glazed bay window to front and central heating radiator

Bedroom Three

10'11 x 9'11 (3.33m x 3.02m)

Double glazed window to front and central heating radiator

Bathroom

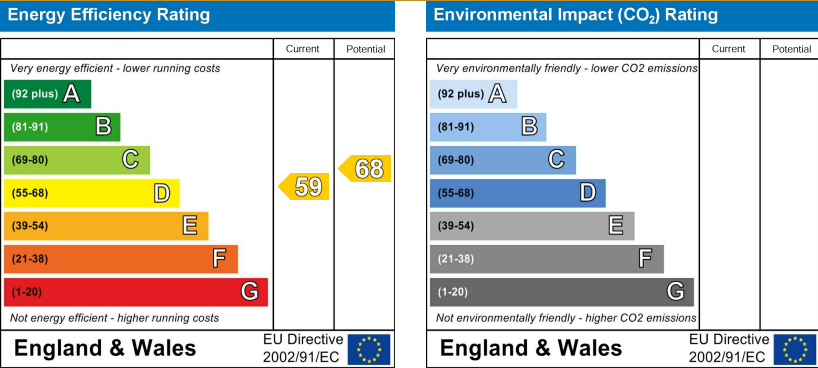
6'11 x 5'8 (2.11m x 1.73m)

Double glazed frosted window to rear, suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin and central heating radiator.

OUTSIDE

Rear Garden

Enclosed being mainly laid to lawn.





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