



£310,000

**Croft Road, Yardley, Birmingham,
West Midlands, B26 1SG**

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Extended Family Kitchen
- Conservatory & Guest W.C
- Popular Location
- Block Paved Driveway
- Family Rear Garden
- No Upward Chain
- Energy Performance Rating D

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

**** EXTENDED SEMI DETACHED HOUSE *
DRIVEWAY * CONSERVATORY * NO
UPWARD CHAIN! ****

This traditional SEMI-DETACHED property is situated on a popular road in YARDLEY and is an IDEAL FAMILY HOME WITH EXTENDED KITCHEN!
Call our YARDLEY branch to arrange your VIEWING on 0121-783-3422.

The property is accessed via a block paved DRIVEWAY providing parking for two vehicles and leading to an entrance porch with accommodation comprising of: entrance hallway, guest W.C, TWO RECEPTION ROOMS, EXTENDED KITCHEN, CONSERVATORY and a private rear garden all to the ground floor. To the first floor there are THREE BEDROOMS and SHOWER ROOM.

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

Energy Performance Certificate: D

APPROACH

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

Driveway

The property is set behind a low wall border to the front and side with a block-paved driveway providing parking for two vehicles) and leading to:-

Entrance Porch

Double glazed entrance porch with double glazed windows to the front and leading to a further entrance door:-

Entrance Hall

Stairs rising to the first floor landing giving access to the first floor landing, radiator, doors leading to ground floor accommodation:-

Guest W.C

Suite comprises of a low flush w.c and wall mounted wash hand basin. Double glazed window to the side. Extractor Fan. Tiling to the floor area.

Dining Room

13'2" into bay window x 12'5" (4.01m into bay window x 3.78m)

Double glazed bay window to the front and radiator.

Lounge

14'3" x 11'9" (4.34m x 3.58m)

Double glazed bay windows to the rear, radiator, decorative wood & stone/marble effect fire surround with a decorative gas fire inset. Double glazed french door allowing access to the rear conservatory.

Extended Family Kitchen

15'6" x 7'3" (4.72m x 2.21m)

A range of wall mounted and floor standing base units with a roll edge work surface over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of an eye level electric double oven and gas hob with fridge and freezer units. Partly tiled walls, plumbing for a washing machine, double glazed window to the rear. Double glazed door to the side allowing additional access to the conservatory;-

Conservatory

Part brick construction with double glazed windows to the sides and to the rear. Tiling to the floor area. Double glazed french doors allowing access to the rear garden.

FIRST FLOOR

Landing

Double glazed window to the side, doors leading to first floor accommodation:-

Bedroom One

13'2" into bay window x 12'5" (4.01m into bay window x 3.78m)

Double glazed bay window to the front and radiator.

Bedroom Two

14'2" x 9'9" to wardrobe (4.32m x 2.97m to wardrobe)

Double glazed window to the rear, radiator and fitted bedroom units consisting of two double wardrobes and storage units.

Bedroom Three

7'9" x 6'8" (2.36m x 2.03m)

Double glazed window to the front and radiator.

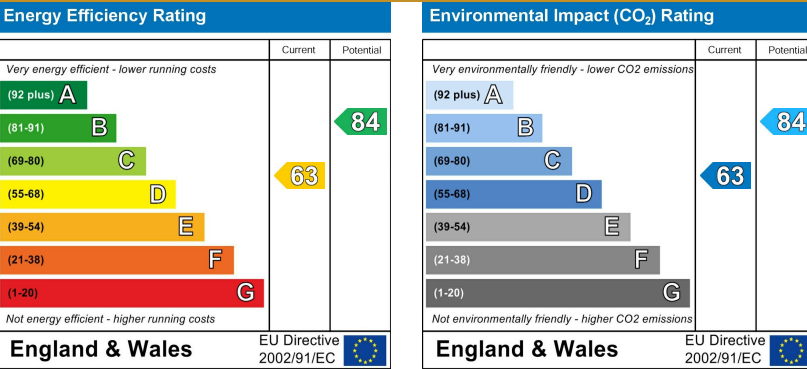
Shower Room

Suite comprising of a tiled shower cubicle with an electric shower over, wash hand basin and low level w.c. Radiator, tiling to the wall areas and a double glazed window to the rear. Ceiling loft hatch.

OUTSIDE

Rear Family Garden

Timber fence perimeter with a side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with mature shrubbery borders and patio area.





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