



£260,000

**Croft Road, Yardley, Birmingham,
B26 1SL**

- No Upward Chain
- In Need of Updating
- Three Bedrooms
- Extended Semi Detached
- Potential to Extend (subject to planning)
- Driveway & Garage
- Through Lounge / Diner
- First Floor Family Bathroom
- Extended Kitchen
- Rear Garden

EPC Rating

Current: G
Potential: C

Council tax band

Band = C

**** NO UPWARD CHAIN ** LARGER
STYLE SEMI DETACHED HOME **
POTENTIAL TO EXTEND (subject to
planning) ** THREE BEDROOMS **
SOUGHT AFTER LOCATION ** IN NEED
OF UPDATING ****

AN OPPORTUNITY TO PURCHASE THIS
SEMI DETACHED HOME WHICH IS
SITUATED IN A VERY POPULAR
LOCATION IN YARDLEY!!
PROPERTIES ON THIS ROAD DO NOT
STAY ON THE MARKET FOR LONG!!
This semi detached house is accessed
via DRIVEWAY leading to porch, the
accommodation comprises:- hallway,
LOUNGE / DINING ROOM, KITCHEN,
garden and GARAGE. TWO DOUBLE
BEDROOMS, GOOD SIZE SINGLE
BEDROOM, bathroom to the first floor.

The property benefits from double
glazing where specified.
CALL OUR YARDLEY OFFICE ON 0121-
783-3422 FOR A VIEWING NOW!

Energy Performance Rating : G

APPROACH

Access is gained via driveway leading
to porch

Porch

with front door to:

Hallway

Stairs to the first floor, door to storage
and door to:

Lounge / Dining Room

**24'11 (max) x 16'6 (max) (7.59m (max) x
5.03m (max))**

Bay window to front and double
glazed patio door to rear, gas fire and
door to:

Kitchen

10'11 x 10'1 (3.33m x 3.07m)

Double glazed window to side and
rear, a range of wall base and drawer
units with work surface over, sink and
drainer with mixer tap over

W.C

with W.C

Work Shop

15'10 x 5'9 (4.83m x 1.75m)

Plumbing for washing machine, door
to garage and door to shed.

Shed Area

Door to garden

Garage
21'5 x 14 (6.53m x 4.27m)

With electric door to front, door to w.c
and door to work shop

FIRST FLOOR

Landing
Window to side and doors off:

Bedroom One
12 x 9'9 (3.66m x 2.97m)
Double glazed bay window to front and
fitted wardrobes

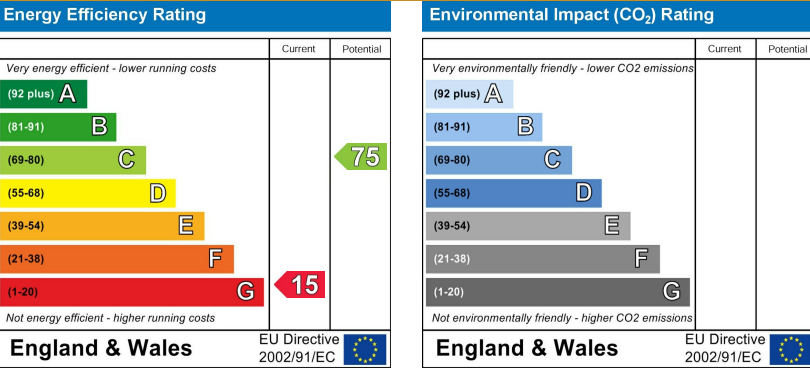
Bedroom Two
12'6 x 10 (3.81m x 3.05m)
Double glazed window to rear

Bedroom Three
8'4 x 6'10 (2.54m x 2.08m)
Window to front

Bathroom
Double glazed frosted window to rear,
suite comprising panelled bath, low
level w.c, wash hand basin and walk in
shower.

OUTSIDE

Rear Garden
Being mainly laid to lawn with mature
trees and shrubs





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