

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Croft Road, Birmingham | £260,000

**\*\* 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

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**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

