

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2 plus)	A		
(B1-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	75	15
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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