

# HUNTERS®

HERE TO GET *you* THERE



## Charlbury Crescent

Birmingham, B26 2LN

Offers Over £240,000



Council Tax: B



# 94 Charlbury Crescent

Birmingham, B26 2LN

Offers Over £240,000



## Information

This attractive three-bedroom semi-detached home is situated in a popular and well-established residential area, perfect for families and professionals alike. Offering a great balance of space, comfort, and potential, the property is well-presented throughout and ready for its next owners to move in and make it their own.

The ground floor features a bright and spacious open-plan living and dining area — ideal for entertaining or relaxing with the family. Large windows fill the space with natural light, creating a warm and welcoming atmosphere. With ample room for both lounge and dining furniture, this versatile layout suits the needs of modern living.

Upstairs, the home offers three well-proportioned bedrooms, providing flexible accommodation for families, guests, or a dedicated home office. The family bathroom has been tastefully renovated, offering a stylish and contemporary space.

The kitchen provides a practical layout with plenty of storage and scope for personal upgrades, allowing new owners to add their own touch.

Outside, the property benefits from a private rear garden — perfect for outdoor dining, children's play, or simply relaxing — as well as off-road parking to the front, adding everyday convenience.

Located in a quiet yet well-connected neighbourhood, the home is within easy reach of excellent local schools (rated 'Good' or above by Ofsted), public transport links, and a wide range of amenities including supermarkets, cafes, fitness centres, and open green spaces.

With great access to major road networks and nearby towns and cities, this home is perfectly positioned for both work and leisure. Whether you're a first-time buyer, a growing family, or an investor, this well-located and generously sized property presents an excellent opportunity.

Early viewing is highly recommended to fully appreciate all it has to offer.

## Lounge

23'0 x 9'10 (7.01m x 3.00m)

## Kitchen

11'9 x 5'2 (3.58m x 1.57m)

## Side Storage

23'5 x 5'10 (7.14m x 1.78m)

## Bedroom One

11'10 x 9'1 (3.61m x 2.77m )

## Bedroom Two

11'10 x 9'11 (3.61m x 3.02m)

## Bedroom Three

6'2 x 5'2 (1.88m x 1.57m)

## Bathroom

5'10 x 5'2 (1.78m x 1.57m)

## Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Tel: 0121 709 0111

### Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band B.

### Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

### General

These particulars are intended to give a fair and reliable description of the property, however, no

responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

### Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters affecting the property and would advise any potential buyer to obtain verification from their solicitor.



Road Map



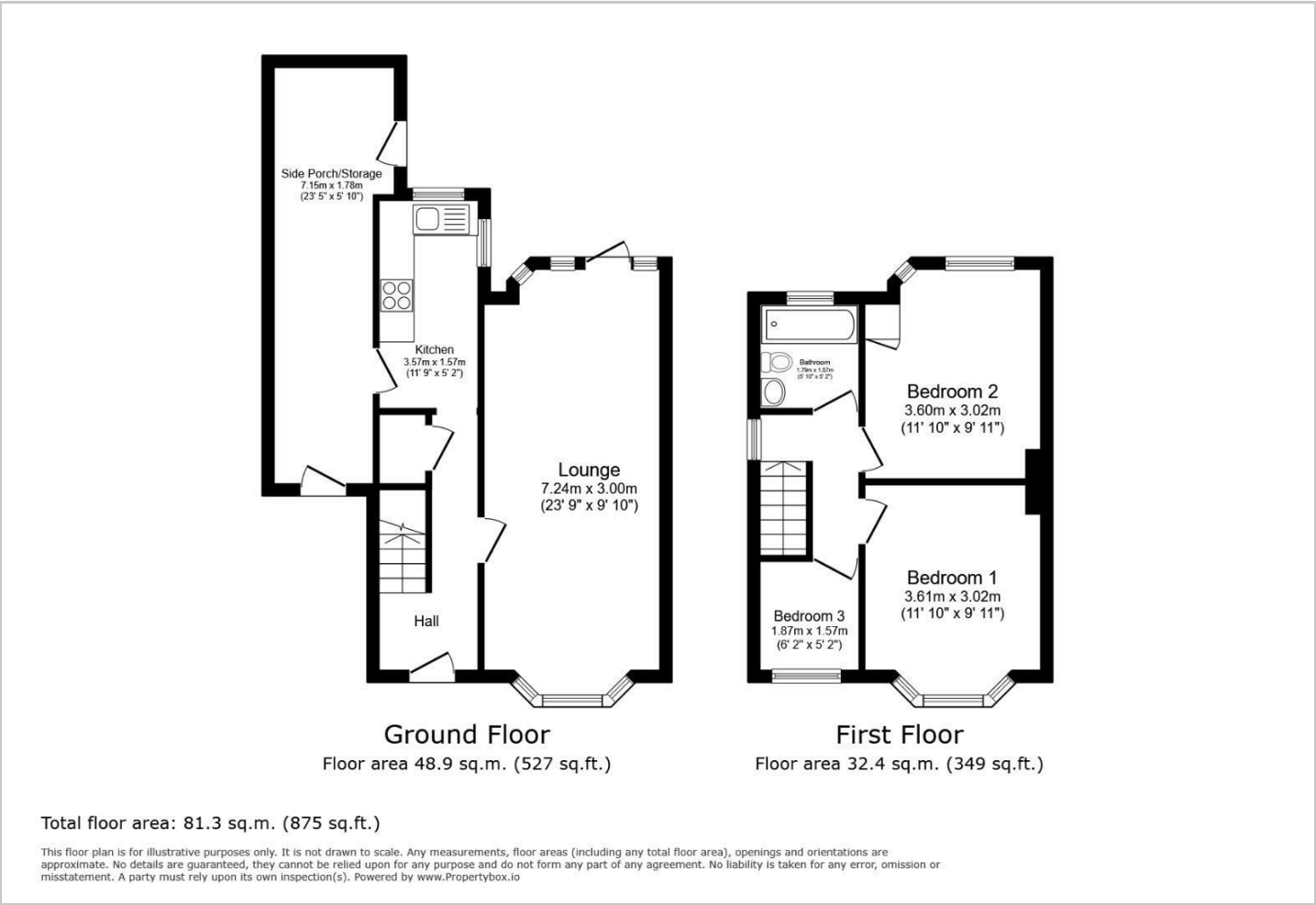
Hybrid Map



Terrain Map



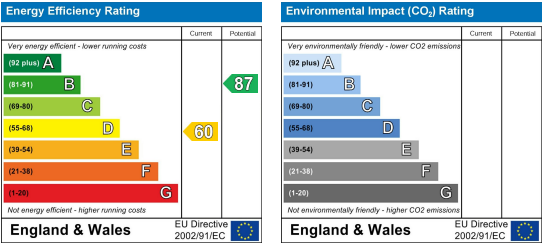
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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