



Jaffray Crescent, Birmingham

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### Property Description

A superbly presented and extended three-bedroom semi-detached family home set in a desirable residential location. Offering generous proportions, a modern finish, and a substantial garden, this home provides versatile living space and excellent kerb appeal with driveway parking and garage in addition to excellent transport links.

On the ground floor, a welcoming hallway leads to a spacious lounge with French doors to the garden, a bay-fronted dining room, and a modern kitchen/breakfast room with breakfast bar seating and integrated appliances. A downstairs WC and useful utility area add convenience.

Upstairs are three bedrooms, including two well-proportioned doubles, alongside a contemporary family bathroom.

The rear garden is a particular highlight, offering a large lawn with mature planting, seating and patio areas, and a greenhouse, creating a perfect setting for families, entertaining, or outdoor enjoyment. The wide frontage provides driveway parking for several vehicles and access to the garage. The property also comes with fully installed solar panels providing an additional income of approx £1300 p/a.

### Hallway

Spacious and welcoming with access to ground floor rooms

### Dining Room

12' 7" x 11' 11" ( 3.84m x 3.63m )  
Bay-fronted reception, ideal for entertaining or family dining

### Lounge

18' 9" x 11' 11" ( 5.71m x 3.63m )  
Large main reception with French doors to the rear garden.

### Kitchen/Breakfast Room

15' 1" into max x 14' into max ( 4.60m into max x 4.27m into max )  
Stylish fitted kitchen with wall and base units, work surfaces, appliances, and breakfast bar

### Guest W.C

Fitted with WC and wash basin

### Utility Room

5' 5" x 2' 5" ( 1.65m x 0.74m )  
Useful space with access to WC and kitchen

## Bedroom One

12' 11" x 11' 8" ( 3.94m x 3.56m )  
Generous double with rear aspect

## Bedroom Two

12' x 11' ( 3.66m x 3.35m )  
Further double with front aspect

## Bedroom Three

6' 11" x 6' 8" ( 2.11m x 2.03m )  
Ideal single, study, or nursery

## Bathroom

Modern four-piece suite including bath,  
separate shower, wash basin, and WC

## Garage

14' 5" x 9' 7" ( 4.39m x 2.92m )  
Integral garage with power and lighting

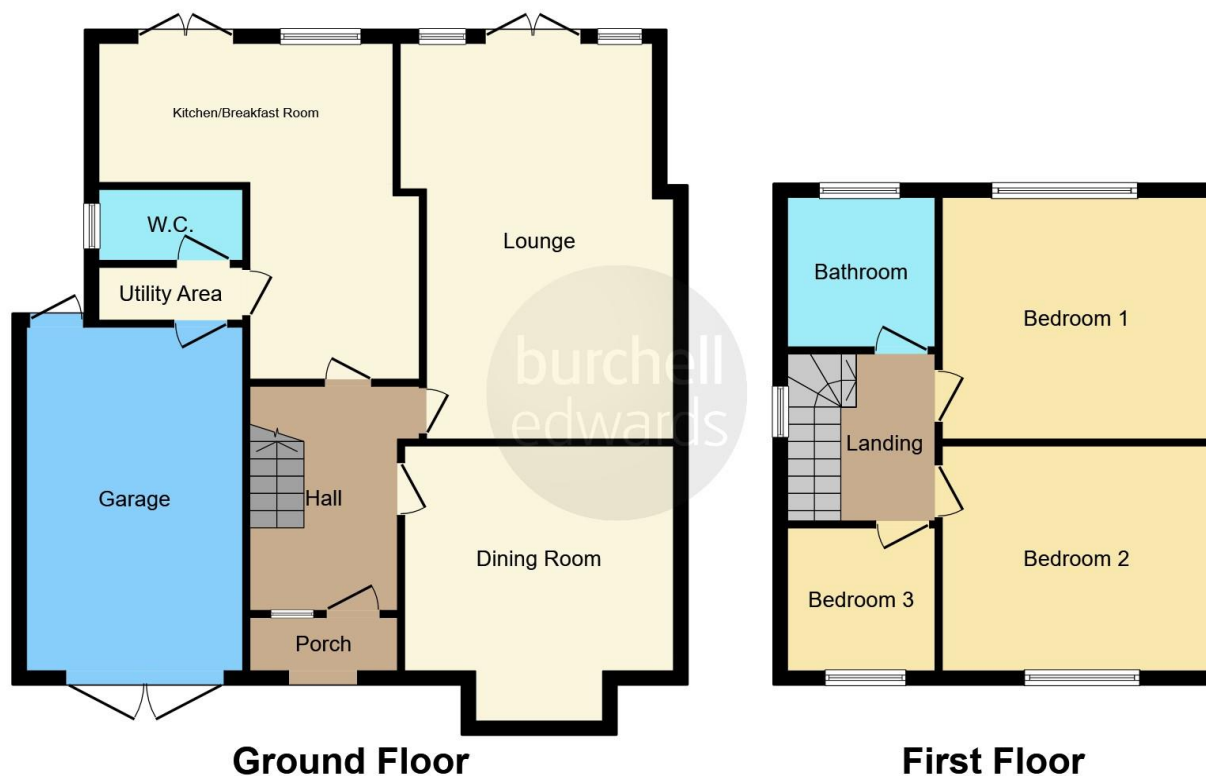












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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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