



Duncroft Road, Birmingham

burchell
edwards



Property Description

GREAT LOCATION! This **THREE BEDROOM** semi detached is a great first time buy and has scope to develop further! Having a **LARGE** rear garden with rear access and close to local transport routes and shops this is ready to go and will not be around long! **CALL NOW!**

Front Garden

Fore garden with pathway leading to porch and side access to rear.

Entrance Hallway

Double glazed door and window to front elevation, stairs leading to first floor accommodation, central heating radiator, wood effect laminate flooring and doors off to:

Lounge

12' 3" into bay x 9' 4" max (3.73m into bay x 2.84m max)

Double glaze bay window to front elevation, central heating radiator and wood effect laminate flooring.

Kitchen

9' 11" x 5' 2" (3.02m x 1.57m)

Double glazed window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine and gas cooker, extractor, tiling to splash prone areas, wood effect laminate flooring and single door into:

Dining Room

12' 9" x 9' 8" max (3.89m x 2.95m max)

Double glazed half bay window to rear elevation and double glazed door to garden, wood effect laminate flooring and central heating radiator.

Rear Garden

Paved patio area, laid lawn, fencing to all boundaries and rear access to service road.

Landing

Double glazed window to side elevation, loft access, storage cupboard and doors off to:

Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

Double glazed window to rear elevation, white bathroom suite comprising of panelled bath with shower over, low level flush W.C, wash hand basin, tile effect vinyl flooring and central heating radiator.

Bedroom Two

9' 8" max x 12' 5" into half bay (2.95m max x 3.78m into half bay)

Double glazed half bay window to rear elevation and central heating radiator.

Bedroom One

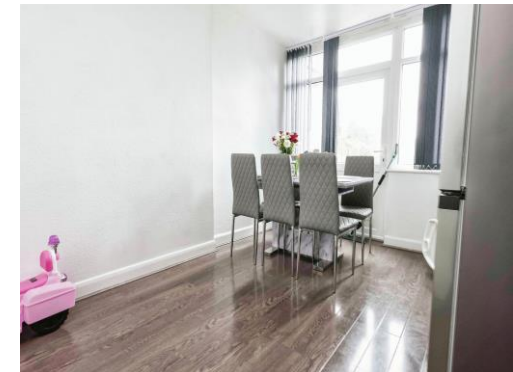
12' into bay x 9' 8" max (3.66m into bay x 2.95m max)

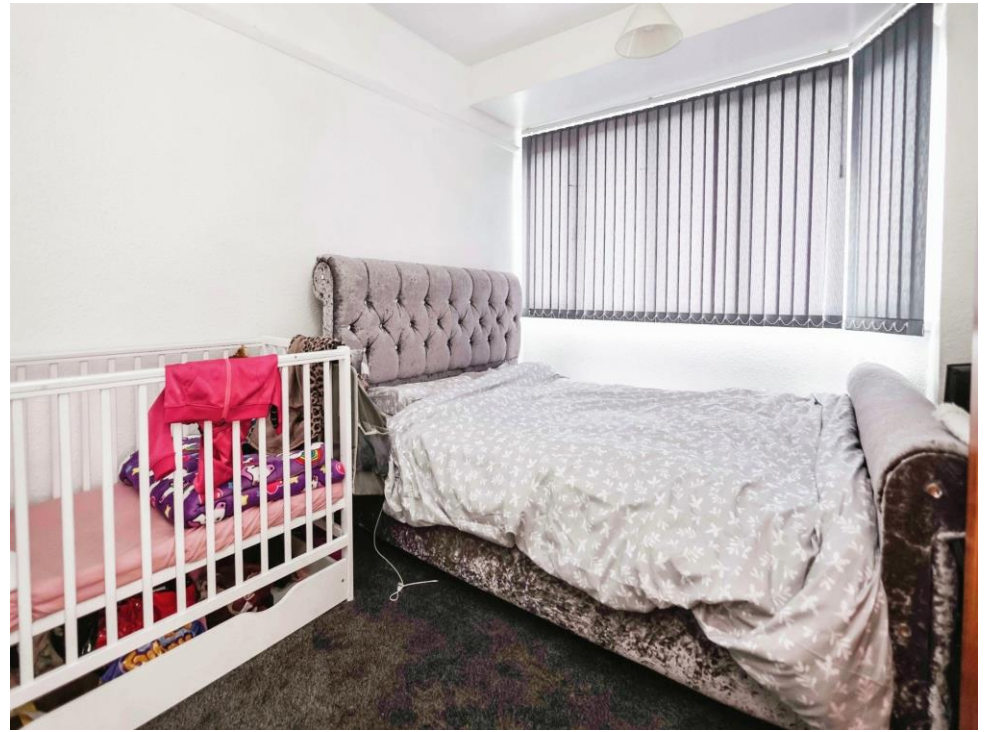
Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

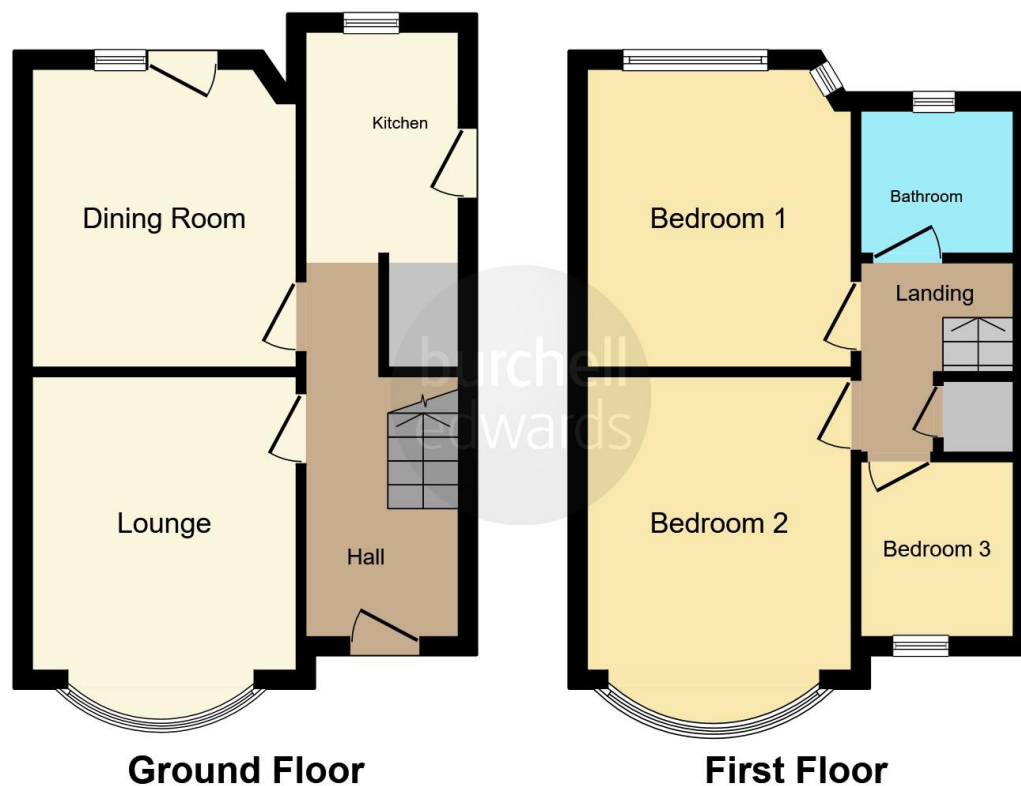
5' 3" x 6' (1.60m x 1.83m)

Double glazed v shaped window to front elevation and central heating radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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