



Charlbury Crescent, Birmingham







## Property Description

EXTENDED!!! This three bedroom property is in a fantastic location has been beautifully presented and just ready to move into! Having a LARGE KITCHEN DINER as well as a big through lounge and a GARAGE to the rear this will not be around long! CALL NOW TO BOOK YOUR VIEWING!

## Front Garden

Tiered frontage with plant beds, door to lean to and steps leading to:

## Entrance Porch

Double glazed windows to front and side elevations, tiled flooring and double glazed door into:

## Entrance Hallway

Stairs leading to first floor accommodation, under stairs storage, wood effect laminate flooring, central heating radiator and doors off to:

## Through Lounge

26' 9" into bay x 9' 8" max ( 8.15m into bay x 2.95m max )

Double glazed bay window to front elevation, two central heating radiators, wood effect laminate flooring and double glazed doors into:

## Kitchen Area

15' 9" x 7' 9" ( 4.80m x 2.36m )

L shaped room. Double glazed window and double doors to rear elevation, door to lean to, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine, integrated dishwasher, gas hob and cooker with extractor over, tiling to splash prone areas, central heating radiator and tile effect laminate flooring.

## Lean-To

Wooden door to front elevation and single glazed door to rear elevation.

## Rear Garden

Paved patio area with steps leading to laid lawn, plant beds, fencing to all boundaries, gated rear access to service road, access to lean to, tiered stone area and garage.

## Garage

11' 11" x 15' 11" ( 3.63m x 4.85m )

Double opening doors and single glazed windows to garden.

## Landing

Double glazed window to side elevation, loft access with drop down ladder giving access to partially boarded loft space and doors off to:

## Bedroom One

9' 10" x 14' 9" into bay ( 3.00m x 4.50m into bay )  
Double glazed bay window to front elevation and central heating radiator.

## Bedroom Two

11' 11" into half bay x 9' 10" ( 3.63m into half bay x 3.00m )  
Double glazed half bay window to rear elevation and central heating radiator.

## Bedroom Three

5' 9" x 7' 5" ( 1.75m x 2.26m )  
Double glazed window to front elevation and central heating radiator.

## Bathroom

5' 9" x 8' 6" ( 1.75m x 2.59m )  
Double glazed window to rear elevation, white bathroom suite comprising of panelled bath with shower over, wash hand basin, W.C, tiling to splash prone areas, tile effect laminate flooring and central heating radiator.













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