



Charlbury Crescent, Birmingham

**burchell  
edwards**





## Property Description

EXTENDED!!! A Three bedroom Semi Detached on a very POPULAR ROAD in YARDLEY! In a great location and ready for someone to put their own stamp on to, the property is close to local schools, shops and has easy access to Birmingham, SOLIHULL, A45/M42/M6. An ideal family home and not to be missed so call the sales team today to view on 0121 742 1725.

## Entrance Porch

## Entrance Hallway

Central heating radiator, stairs to first floor accommodation, door to under stairs storage cupboard housing central heating boiler and all doors off to:

## Sitting Room

9' 5" x 9' 7" ( 2.87m x 2.92m )  
Double glazed bay window to front elevation, central heating radiator and archway into:

## Lounge Area

9' 9" x 12' 9" ( 2.97m x 3.89m )  
Double glazed sliding patio doors to rear elevation and central heating radiator.

## Kitchen/ Diner

6' 11" x 20' 2" ( 2.11m x 6.15m )  
Double glazed windows to side elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, central heating radiator, laminate flooring and door into:

## Utility Room

Double glazed window and door to rear elevation and space for washing machine.



## Landing

Double glazed frosted window to side elevation, loft access and all doors off to:

## Bedroom One

8' 11" x 12' 10" ( 2.72m x 3.91m )

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

## Bedroom Two

8' 6" x 12' 8" ( 2.59m x 3.86m )

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

## Bedroom Three

6' x 6' 5" ( 1.83m x 1.96m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

8' x 6' 9" ( 2.44m x 2.06m )

Double glazed frosted window to rear elevation, panelled bath with electric shower over, W.C, wash hand basin, heated towel rail and tiling to splash prone areas.

## Rear Garden

Paved patio, laid to lawn and garage at the rear.

## Front Garden

Off road parking for two vehicles.















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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/SHL210034](http://burchelledwards.co.uk/Property/SHL210034)**



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