



Duncroft Road, BIRMINGHAM

burchell  
edwards





## Property Description

NO CHAIN!!! A Three bedroom Semi Detached on a very POPULAR ROAD in YARDLEY! Perfect for those who like to host with a spectacular landscaped garden with a great feel of indoor outdoor living through the bi fold door from the spacious conservatory. 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.

## Porch

Double glazing to the front and side aspect and double glazed door to the front aspect.

## Lounge

15' 9" max x 9' 8" max ( 4.80m max x 2.95m max )  
Double glazed window to the front and side aspect, spot lights and recess lighting, electric feature fire, Built in storage and central heating radiator.

## Kitchen Diner

21' 6" max x 9' 9" ( 6.55m max x 2.97m )  
Double glazed window to the rear aspect, double glazed double doors to the rear aspect, Wall and base units with worktops over incorporating a sink and drainer with mixer tap, induction hob with cooker hood over, electric oven, plumbing and space for a washing machine, part tiled wall and tiled floor, spot lights and recess lighting.

## Wc

## Conservatory

15' 9" x 14' ( 4.80m x 4.27m )  
Double glazing to the side aspect and bi folding door to the rear aspect.

## Bedroom One

12' 1" x 7' 10" plus wardrobe ( 3.68m x 2.39m plus wardrobe )

Double glazed window to the rear aspect, fitted wardrobes, spot lights and central heating radiator.

## Bedroom Two

10' 3" max x 10' 1" max ( 3.12m max x 3.07m max )

Double glazed window to the front aspect, ceiling light point. central heating radiator.

## Bedroom Three

6' 8" x 5' 8" ( 2.03m x 1.73m )

Double glazed window to the front aspect, ceiling light point and central heating radiator

## Bathroom

Double glazed window to the rear aspect, jet bath with mixer tap and sower over, WC, hand wash basin with mixer tap, tiled walls, extractor fan,

## Rear Garden

Staged decking areaswith spot lighting and access to garden room.

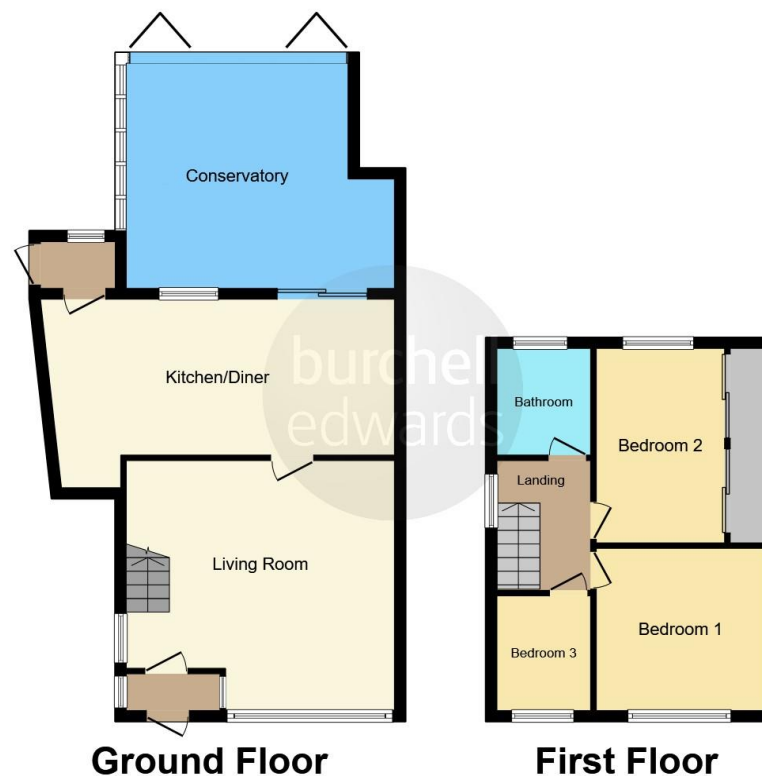












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

**Tenure: Freehold**

**view this property online** [burchelledwards.co.uk/Property/SHL210120](http://burchelledwards.co.uk/Property/SHL210120)



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