



Charlbury Crescent, Yardley, B26 2LN
Marketed by Tom Cooper powered by eXp





3



1



1



D

Charlbury Crescent is a popular residential location, well suited to families and buyers looking for a convenient setting with excellent everyday amenities close by. The property benefits from easy access to local shops, supermarkets, schools and transport links, while also being within comfortable reach of Solihull town centre and nearby road networks connecting towards Birmingham and surrounding areas. Parks and green spaces are also nearby, making this a great location for both families and dog walkers alike.

This semi detached family home offers well proportioned accommodation throughout and is perfectly suited to buyers looking for a home with character, practicality and space to grow into over time.

Set back behind a front garden, steps lead up to the attractive wooden front door which opens into a welcoming entrance hallway. The hallway immediately gives a warm and homely feel thanks to the timber panelled walls, hard flooring and useful understairs storage space.

The through lounge diner is a bright and versatile living area, perfectly suited for both relaxing and entertaining. A bay window to the front allows plenty of natural light to flow through the room, while French doors at the rear open directly onto the garden, creating a lovely connection between indoor and outdoor living. There is ample space for both lounge furniture and a dining table, making this an excellent family space.

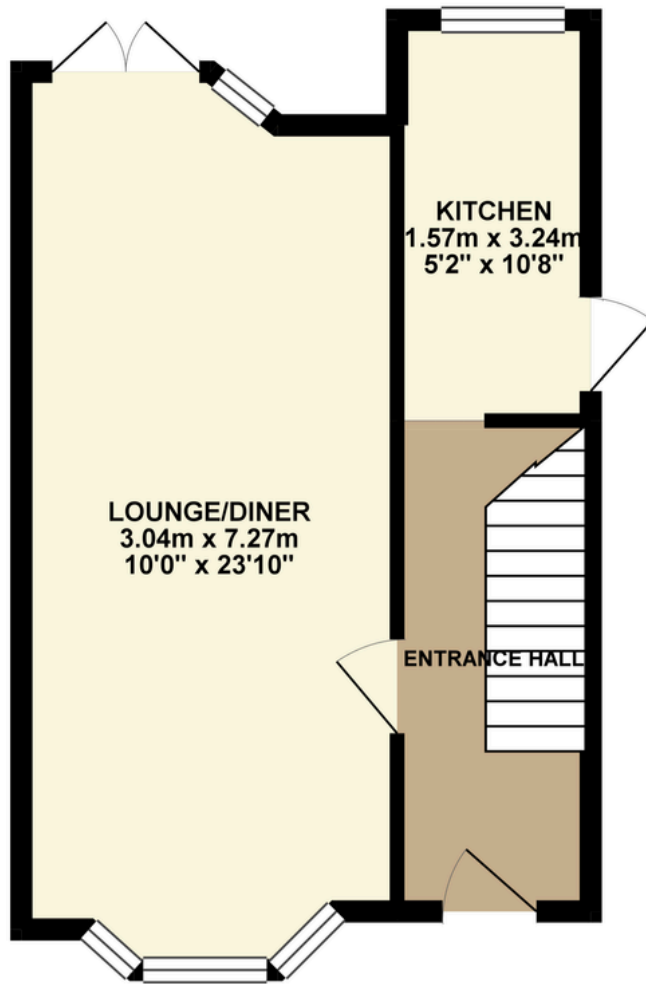
The kitchen is compact yet practical, offering space for a cooker, fridge freezer and washing machine, along with a good amount of cupboard storage. A door leads through to the enclosed side passage, providing valuable additional storage space and practicality for day to day living.

Upstairs, the property offers three bedrooms. Both the main bedroom and second bedroom benefit from attractive bay windows, adding character and additional natural light. The third bedroom is a single room and would make an ideal nursery, dressing room or home office.

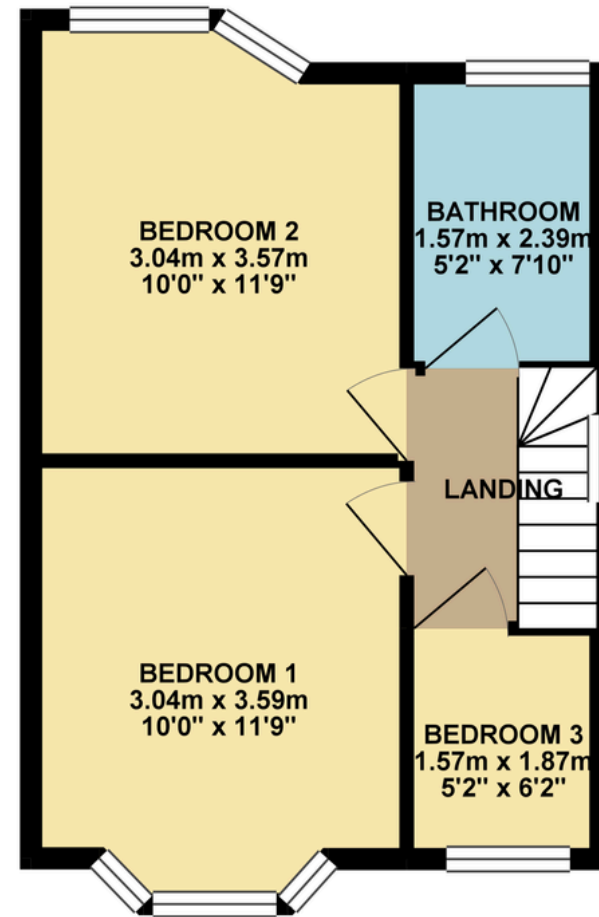
The bathroom has been finished in a clean and modern style, being fully tiled and fitted with a white suite including a bath with shower over, sink and toilet.

To the rear of the property is a well maintained garden featuring a patio area leading onto a lawned section, all enclosed by mature hedges and wooden fencing which provide a good sense of privacy. Additional storage can also be found to the rear, adding further practicality to this appealing family home.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026









Why sell with Tom?

As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

Get in touch to experience a modern, **hassle-free** way of moving.

TOM COOPER
exp[®]

