

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Stancroft Grove, Birmingham | Offers Over £270,000

**\*\* BEAUTIFULLY PRESENTED SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* POPULAR LOCATION \*\* RENOVATED BETWEEN 2018-2021 \*\*  
INTERNAL VIEWING ESSENTIAL \*\***

A LOVELY FAMILY PROPERTY SITUATED IN A POPULAR LOCATION!!

This WELL PRESENTED, SEMI DETACHED HOUSE on STANFORD GROVE, YARDLEY is approached via a DRIVEWAY and leading to entrance door with accommodation comprising of , entrance hallway, LOUNGE with feature wall and fireplace, OPEN PLAN KITCHEN DINER with Magnet Kitchen and integrated dishwasher and fridge freezer and belfast style sink and FAMILY landscaped REAR GARDEN with Indian sandstone paving and seating area, water feature, plant bed and grass area on the ground floor. To the first floor there are THREE BEDROOMS and a modern shower room with rainfall shower head.

\* CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING \*

The property benefits from central heating and double glazing both where specified.

REWIRE AND NEW CONSUMER UNIT FITTED IN 2018  
RE FITTED COMBI BOILER (worcester bosch) fitted in 2022  
New fascias & guttering - 2018  
Loft is 3/4 boarded with pull down ladder

Energy Performance Rating D

[www.primeestatesuk.com](http://www.primeestatesuk.com)

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