



Duncroft Road, BIRMINGHAM





## Property Description

GREAT LOCATION! This two bedroom semi detached is a GREAT FIRST TIME BUY or FAMILY home and is on a very popular road in SHELDON/YARDLEY! Having OFF ROAD parking to the front this is a great buy and wont be around long! CALL NOW 0121 742 1725!!!

## Entrance Hallway

Double glazed window to front elevation, central heating radiators.

## Lounge

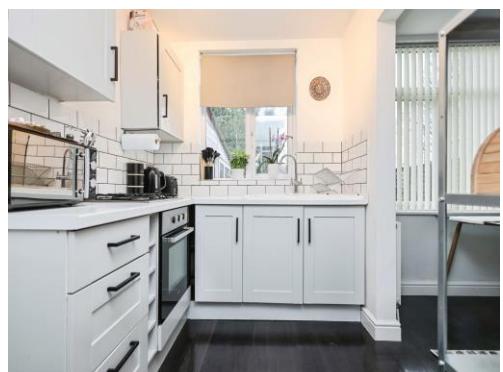
Double glazed bay window to front elevation, double glazed window to rear elevation and three central heating radiators.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, space for appliances.

## Utility Room

Access to rear and front gardens, central heating boiler housed, space and plumbing for washing machine.



## Landing

Double glazed window to side elevation and loft access via hatch.

## Bedroom One

Double glazed bay window to front elevation, double glazed bay window to front elevation, central heating radiator and storage cupboard.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

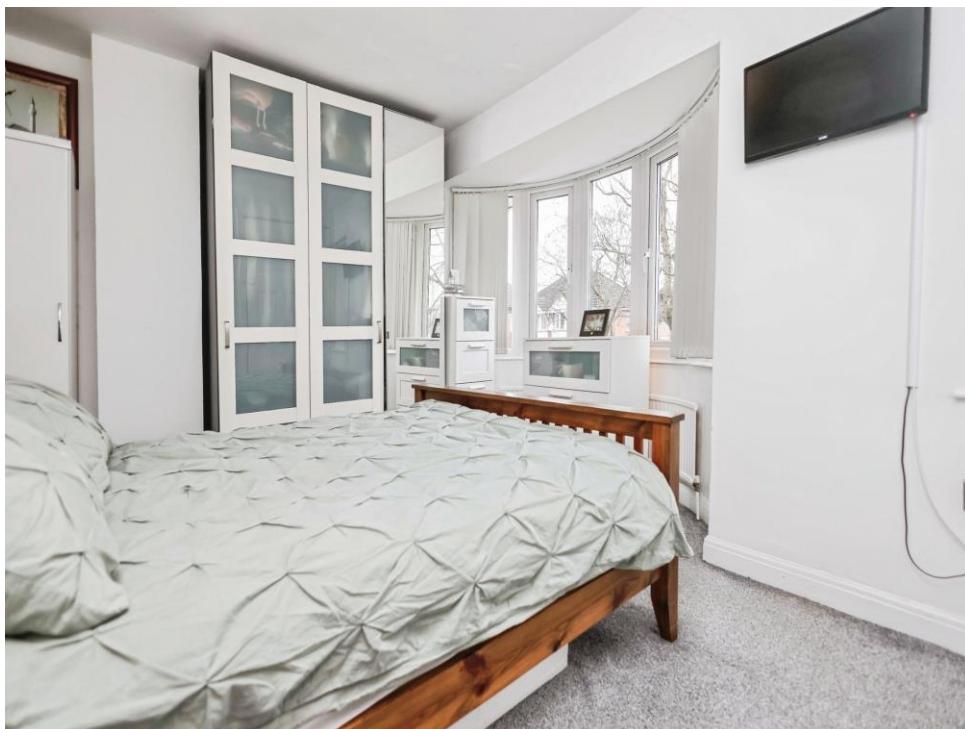
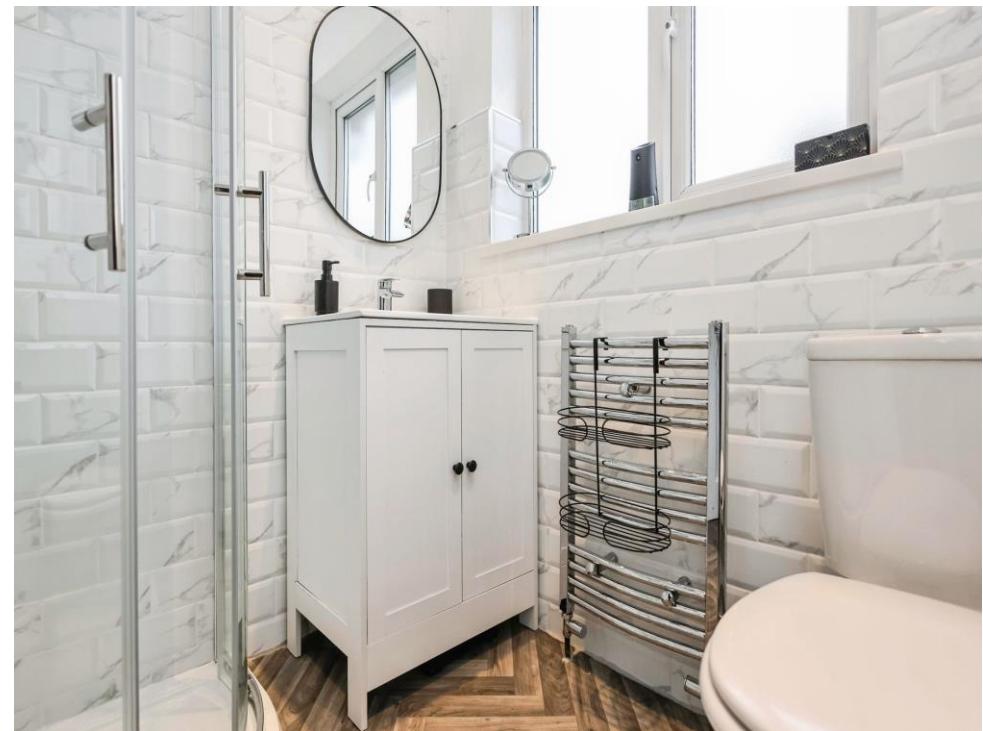
## Bathroom

Double glazed window to rear elevation, shower, wash hand basin, W.C, central heating radiator and extractor.

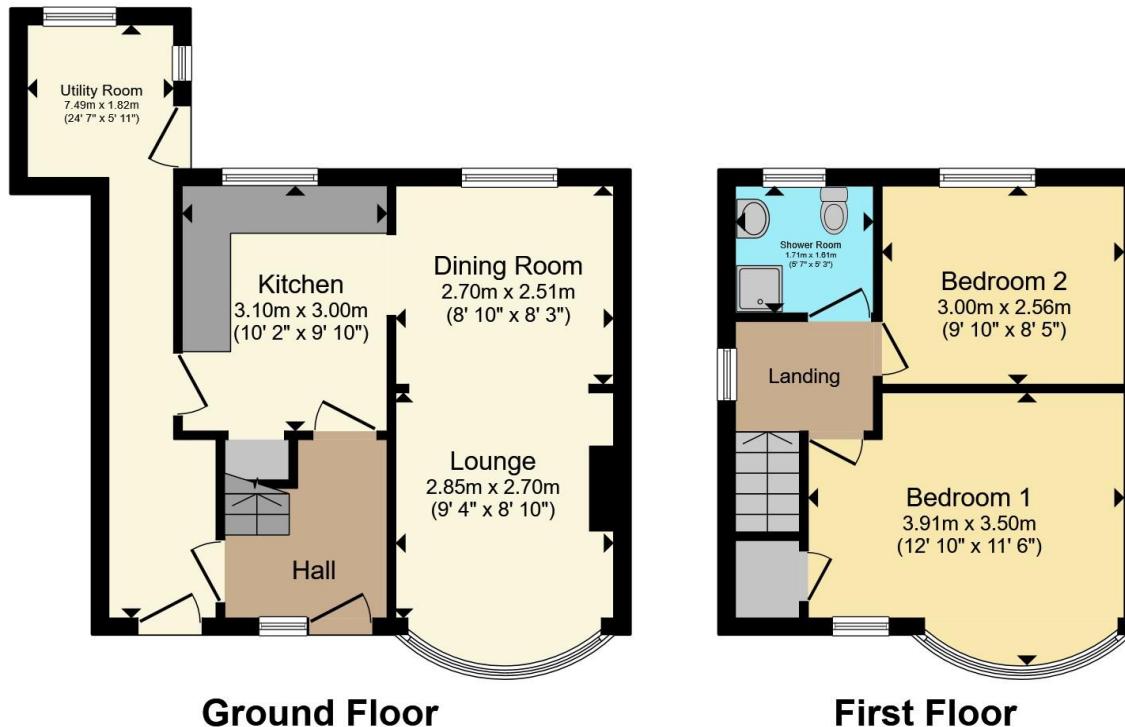
## Rear Garden

Slabbed patio, laid to lawn, access to garage, access to rear and fencing to all boundaries.









Total floor area 66.2 m<sup>2</sup> (713 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: Council Tax  
Awaited Band: B

Tenure: Freehold

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