

Charlbury Crescent
Birmingham

burchell edwards

Charlbury Crescent
Birmingham B26 2LN

for sale
£280,000







Property Description

A well-presented three-bedroom semi-detached home in the popular area of Yardley East, Birmingham.

Offering two reception rooms, a fitted kitchen and family bathroom, the property benefits from two spacious double bedrooms, a generous rear garden and a driveway providing off-road parking for two vehicles.

Conveniently located close to local amenities, schools and transport links, this home is ideal for families and first-time buyers alike.

Entrance Hall

Ceiling light, radiator, wall sockets

Front Lounge

11' x 10' 10" (3.35m x 3.30m)

Double glazing bay to front, ceiling light, wall sockets, radiator

Rear Lounge

22' 6" x 11' (6.86m x 3.35m)

Double glazing French doors to rear, ceiling and wall lights, radiator, wall sockets

Kitchen

19' 1" x 7' 10" (5.82m x 2.39m)

Double glazing to rear, access to garden, built in oven and microwave, wall and base units, spotlights, radiator, wall sockets

Bathroom

6' 3" x 5' 6" (1.91m x 1.68m)

Bath with shower over, obscure window to rear, w.c, wash hand basin

Bedroom Two

.12' x 11' (3.66m x 3.35m)

Double glazing to rear, fitted wardrobes, ceiling light, wall sockets, radiator

Bedroom One

11' x 9' 10" (3.35m x 3.00m)

Double glazing bay to front, ceiling light, wall sockets, radiator

Bedroom Three

6' 9" x 5' 6" (2.06m x 1.68m)

Double glazing to front, ceiling light, wall sockets, radiator

Garage/Workspace

Garage/workspace with access via electric gates














Happy family





Ground Floor **First Floor**

Total floor area 93.0 m² (1,001 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

To view this property please contact Burchell Edwards on

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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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