



£260,000

**Chaffcombe Road, Birmingham,
B26 3YD**

- Three Bedroom Semi Detached Home
- Hallway
- Two Reception Rooms
- Guest W.C
- Kitchen with Oven Hob & Extractor
- Conservatory
- Four Piece Family Bathroom
- Front & Rear Gardens
- Rear Garage
- Close to Local Schools, Shops & Transport Links

EPC Rating

Current: D
Potential: C

Council tax band

Band = C

**** SEMI DETACHED HOME ****
POTENTIAL TO EXTEND (subject to planning) **** THREE BEDROOMS ****
SOUGHT AFTER LOCATION ** REAR GARAGE **

AN OPPORTUNITY TO PURCHASE THIS SEMI DETACHED HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION IN YARDLEY!! PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!! This semi detached house is accessed via a front garden leading to front door, the accommodation comprises:- hallway, TWO RECEPTION ROOMS, guest W.C, KITCHEN with oven hob and extractor, conservatory, garden and REAR GARAGE. To the first floor TWO DOUBLE BEDROOMS, SINGLE BEDROOM, FAMILY BATHROOM to the first floor.

The property benefits from central heating and double glazing both where specified.
CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating : D

Approach

Access is gained via front garden leading to:

Porch

With front door to:

Hallway

Stairs to the first floor, central heating radiator and doors off:

Reception One

10'11 x 10'11 (3.33m x 3.33m)

Double glazed bay window to front and central heating radiator,

Reception Two

13'11 x 10 (4.24m x 3.05m)

Window to rear and central heating radiator.

Kitchen

9'11 x 6'9 (3.02m x 2.06m)

Double glazed window to side, fitted with wall base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over and oven hob and extractor.

Conservatory

15'1 x 7'11 (4.60m x 2.41m)

Double glazed double doors to rear, double glazed windows to side and rear.

FIRST FLOOR

Landing

Double glazed window to side and doors off:

Bedroom One

10'11 x 9'11 (3.33m x 3.02m)

Double glazed window to front and central heating radiator.

Bedroom Two

9'11 x 13'9 (3.02m x 4.19m)

Double glazed window to rear and central heating radiator.

Bedroom Three

7'9 x 6'10 (2.36m x 2.08m)

Double glazed window to front and central heating radiator.

Bathroom

Double glazed frosted window to rear, suite comprising panelled bath, low level w.c, wash hand basin and shower cubicle

OUTSIDE

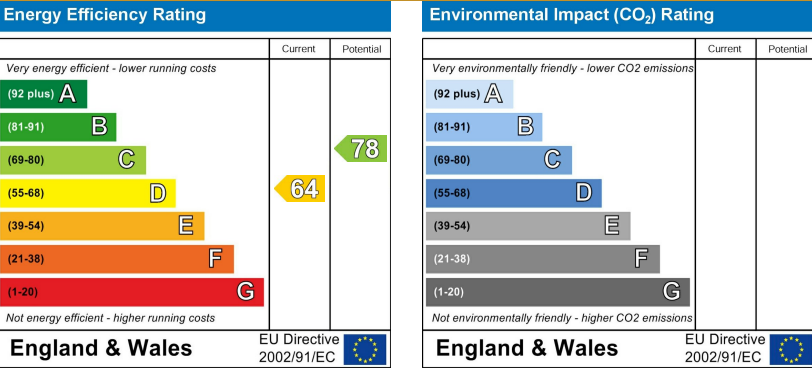
Rear Garage

18'3 x 9'11 (5.56m x 3.02m)

Double doors

Rear Garden

Rear access





167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primeestatesuk.com