



## Offers Over £250,000

### Charlbury Crescent, Birmingham, B26 2LN

- Extended Semi Detached Home
- Three Bedroom
- Two Reception Rooms
- Fitted Kitchen with Built in Oven & Hob
- Conservatory
- Hallway
- Front and Rear Gardens
- New Roof 2022, New Flat Roof 2025, New Boiler 2023
- Ideal First Time Buy
- Close to Local Schools Shops and Transport Links

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = B

**\*\* EXTENDED WELL PRESENTED SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* GREAT LOCATION \*\* IDEAL FAMILY HOME \*\***

THIS FAMILY HOME LOCATED ON THE POPULAR CHARLBURY CRESCENT, YARDLEY, is an ideal first time buy or family home  
This SEMI DETACHED HOUSE is approached via a front garden with steps and pathway leading to a double glazed entrance door with accommodation comprising of: entrance hallway, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY and family rear garden on the ground floor. To the first floor there are THREE BEDROOMS and a family bathroom. The property benefits from central heating and double glazing both where specified. THE PROPERTY HAD A NEW MAIN ROOF December 2022, NEW FLAT ROOF - March 2025, NEW Boiler - October 2023

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

Energy Performance Rating : D

### Approach

Access is gained via steps with lawned area to side

### Hallway

Stairs to first floor and doors off:

### Lounge

Double glazed patio door to rear, feature fireplace, central heating radiator and double doors to:

### Dining Room

Double glazed bay window to front and central heating radiator

### Kitchen

Two double glazed windows to side, fitted with a range of wall base and drawer units with worksurface over incorporating stainless steel sink and drainer with mixer tap, oven and hob, central heating radiator and door to:

### Conservatory

Double glazed double doors to rear

### FIRST FLOOR

### Landing

Double glazed window to side, loft access and doors to:

## Bedroom One

Double glazed bay window to front and central heating radiator.

## Bedroom Two

Double glazed window to rear and central heating radiator.

## Bedroom Three

Double glazed window to front and central heating radiator.

## Bathroom

Double glazed frosted window to rear, suite comprising panelled bath, low level w.c, pedestal wash hand basin and central heating radiator.

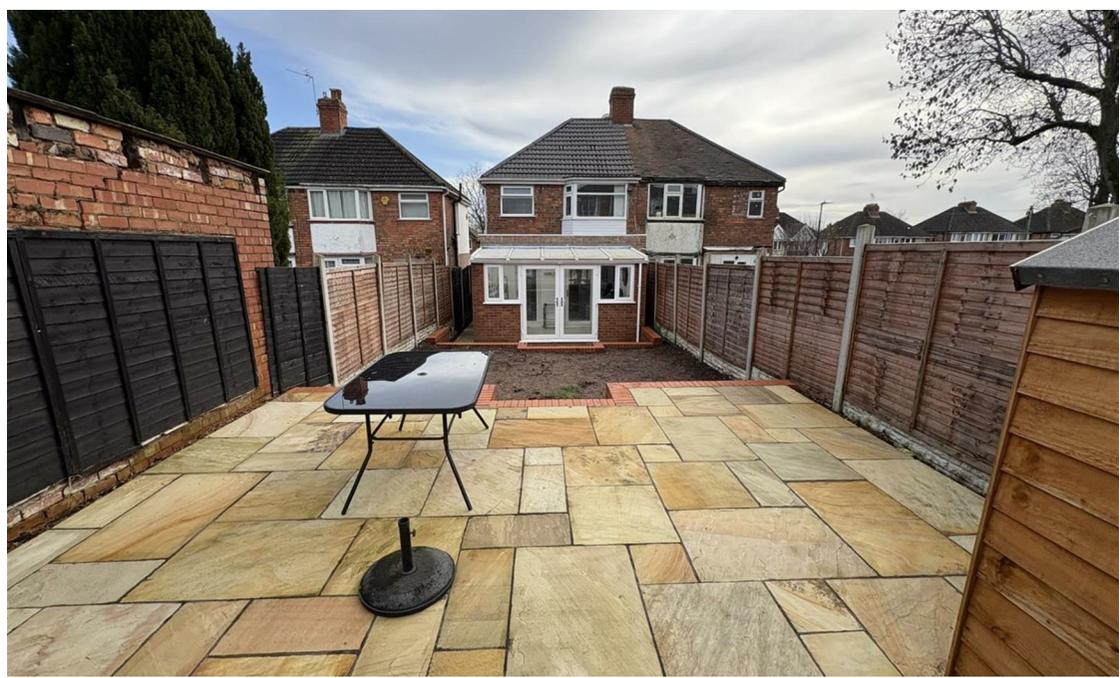
## OUTSIDE

### Rear Garden

Tiered enclosed garden with patio area.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) B			
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