

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Croft Road, Yardley, Birmingham, West Midlands, B26 1SQ

Offers Over £275,000



## Offers Over £275,000

### Croft Road, Yardley, Birmingham, West Midlands, B26 1SQ

- Early Viewing Essential
- Beautifully Presented Semi Detached Home
- Three Bedrooms
- Porch & Hallway
- Two Reception Rooms
- Kitchen
- Sun Room
- First Floor Family Bathroom
- Driveway, Rear Garage & Rear Garden
- Close to Local Schools, Shops & Transport Links

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = C

\*\* LARGER STYLE SEMI DETACHED HOME \*\* POTENTIAL TO EXTEND (subject to planning) \*\* THREE BEDROOMS \*\* SOUGHT AFTER LOCATION \*\* VIRTUAL TOUR AVAILABLE \*\*

AN OPPORTUNITY TO PURCHASE THIS SEMI DETACHED HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION CROFT ROAD IN YARDLEY!! .... PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!!

This semi detached house is accessed via DRIVEWAY leading to PORCH with front door to: the accommodation comprises:- hallway, TWO RECEPTION ROOMS, KITCHEN, SUN ROOM garden and REAR GARAGE. TWO DOUBLE BEDROOMS, GOOD SIZE SINGLE BEDROOM and 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 driveway leading to:

### Porch

Front door to:

### Hallway

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

### Reception Two

Double glazed double doors to rear, central heating radiator and feature fire place.

### Reception One

Double glazed bay window to front and central heating radiator,

### Kitchen

Double glazed window and door, fitted with a range of matching wall base and drawer units with work surface over, incorporating stainless steel sinks and drainer with mixer tap over, oven hob and extractor.

### Sun Room

Double glazed window to side and rear, double glazed double doors to side,

### FIRST FLOOR

## Landing

Double glazed window to side and doors off

## 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 window to side and rear, suite comprising "P" shaped panel bath with shower over, low level w.c., pedestal wash hand basin and loft access.

## OUTSIDE

### Rear Garden

Enclosed with patio area lawned area and access to garage

### Rear Garage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	
(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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