



smarthomes

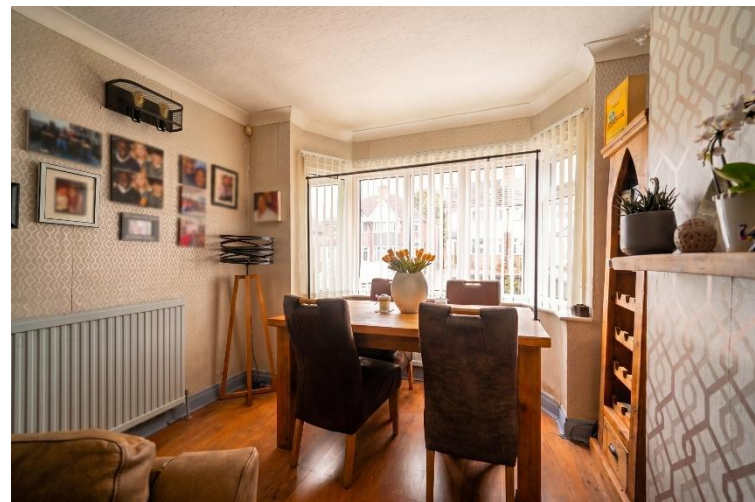
## Charlbury Crescent

Yardley, Birmingham

- A Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Through Lounge/Diner
- Re-Fitted Family Shower Room

**Offers Over £250,000**

Current EPC Rating - D  
Current Council Tax Band - B





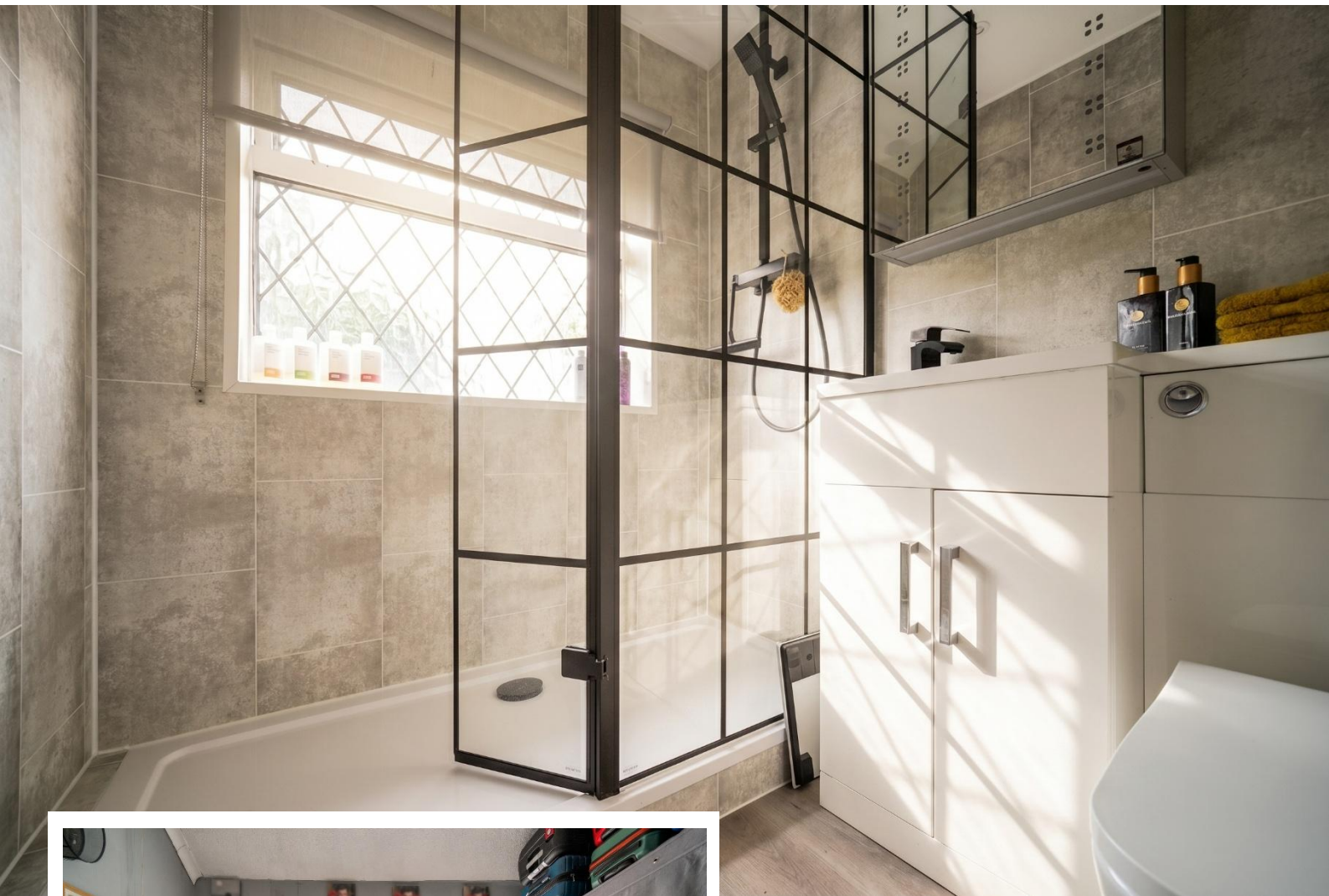
## Property Description

A well presented semi-detached family home offering accommodation comprising a through lounge/diner, modern fitted kitchen, conservatory, three bedrooms, re-fitted family shower room, driveway parking and a beautifully landscaped private rear garden

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges  
Current council tax band – B



## Rooms & Measurements

Through Lounge/Diner 7.3m x 3.1m (23'11" x 10'2")

Conservatory 2.8m x 2.4m (9'2" x 7'10")

Modern Fitted Kitchen to Rear 3.6m x 1.5m (11'9" x 4'11")

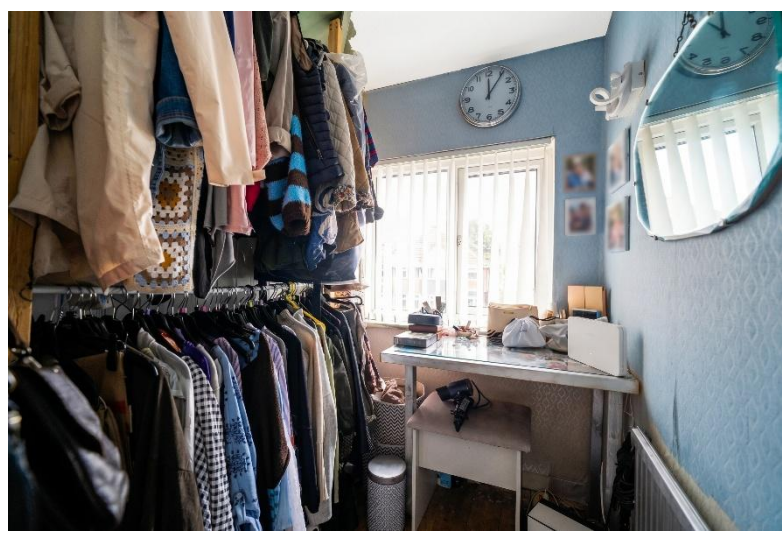
Covered Side Passage

Bedroom One to Front 3.6m x 3m (11'9" x 9'10")

Bedroom Two to Rear 3.5m x 3m (11'5" x 9'10")

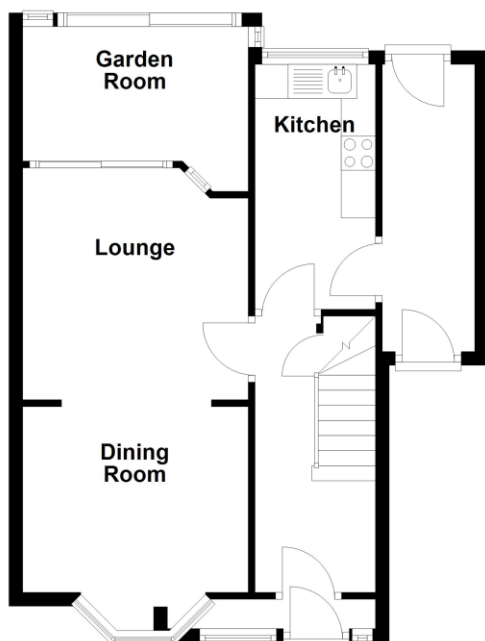
Bedroom Three to Front 1.9m x 1.5m (6'2" x 4'11")

Re-Fitted Family Shower Room to Rear 1.7m x 1.5m (5'6" x 4'11")



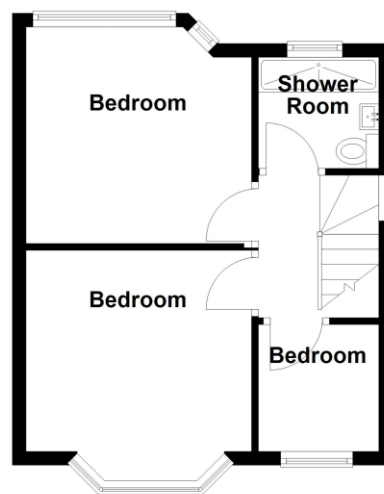
### Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



### First Floor

Approx. 31.0 sq. metres (333.4 sq. feet)



Total area: approx. 80.3 sq. metres (864.1 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.