

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Cranfield Grove, Yardley, Birmingham, B26 2LR

Offers Over £270,000



## Offers Over £270,000

### Cranfield Grove, Yardley, Birmingham, B26 2LR

- Extended Semi Detached Family Home
- Porch & Hallway
- Lounge & Dining Room
- Extended Kitchen
- Guest W.C
- Three Bedrooms
- Family Bathroom
- Driveway
- Rear Garden
- Man Cave / Play Room (rear of garden)

## EPC Rating

Current: D  
Potential: B

## Council tax band

Band = C

**\*\* SEMI DETACHED HOUSE \*\***  
**EXTENDED KITCHEN \*\* THREE**  
**BEDROOMS \*\* SOUGHT AFTER**  
**LOCATION \*\* VIRTUAL TOUR**  
**AVAILABLE \*\***

AN OPPORTUNITY TO PURCHASE AN EXTENDED, FAMILY 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 DRIVEWAY providing parking for two vehicles and leading to a double glazed, entrance porch, the accommodation comprises:- hallway, LOUNGE & DINING ROOM, EXTENDED KITCHEN, GUEST W.C. and private rear garden WITH MAN CAVE / GAMES/PLAY ROOM to the rear. THREE BEDROOMS 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 awaiting

### APPROACH

Access is gained via dropped kerb to driveway, leading to porch:

### Porch

Front door to:

### Hallway

Central heating radiator, storage cupboard, stairs to the first floor and doors off

### Lounge

**12'5 x 9'10 (3.78m x 3.00m )**

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

### Dining Room

**9'10 x 10'10 (3.00m x 3.30m )**

Double glazed bay window to front and central heating radiator.

### Kitchen

**19'6 x 8'5 (5.94m x 2.57m )**

Double glazed window to side and rear, door to garden. Fitted with a range of matching wall and base units, incorporating stainless steel sink and drainer with mixer tap over.



Guest W.C

Double glazed frosted window to front, low level w.c, wash hand basin and radiator.

FIRST FLOOR

Landing

Loft access, double glazed frosted window to side and doors off:

Bedroom One

8'9 x 13'6 (into bay) (2.67m x 4.11m (into bay))

Double glazed bay window to front, central heating radiator and built in wardrobe

Bedroom Two

9'10 x 14'8 (into bay) (3.00m x 4.47m (into bay))

Double glazed window to rear and built in wardrobe.

Bedroom Three

5'8 x 7'10 (1.73m x 2.39m )

Double glazed window to front

Bathroom

Double glazed frosted window to side and rear, suite comprising panelled bath with shower over, low level w.c, wash hand basin and heated towel rail.

OUTSIDE

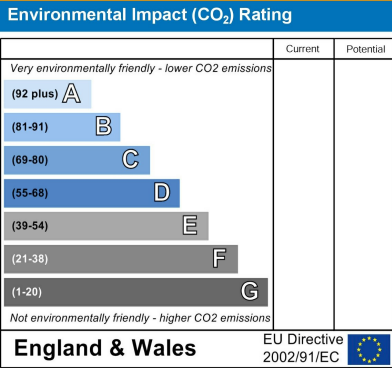
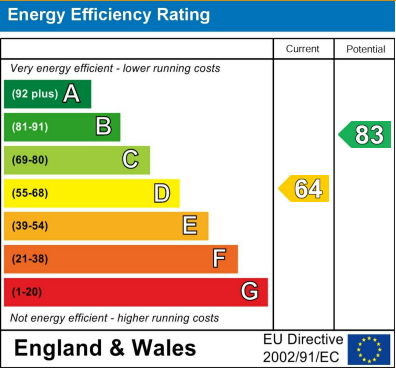
Rear Garden

Enclosed rear garden with lawned area, decking area and access to :

Man Cave / Play Room

17'10 x 15'10 (5.44m x 4.83m )

Two double glazed windows power and light.





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