

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Duncroft Road, Birmingham | £230,000

* SEMI DETACHED HOUSE * THREE BEDROOMS * POPULAR LOCATION * KITCHEN & DINING ROOM * 360 ONLINE VIEWING AVAILABLE! *

A GREAT FAMILY HOME SITUATED IN A POPULAR LOCATION!! This WELL PRESENTED, SEMI DETACHED HOUSE is approached via a front garden and leading to a double glazed entrance door with accommodation comprising of , Entrance hallway, Lounge, Kitchen & Dining Room and FAMILY REAR GARDEN on the ground floor. To the first floor there are THREE BEDROOMS and a modern bathroom.

The property benefits from central heating and double glazing both where specified.

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

Energy Performance Rating D

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APPROACH

The property is accessed via the public footpath and leading too:-

Front Garden

A raised front garden which is mainly laid to lawn with steps leading to the double glazed entrance door with a brick and timber fenced perimeter to either side.

Entrance Hallway

Staircase to first floor landing. Radiator. Single glazed window to the side. Doors giving access to ground floor accommodation:-

Lounge

12'3" x 10'3" (3.73m x 3.12m)

Bay window to the front and radiator. Wall mounted gas fire.

Kitchen & Dining Room

15'6" maximum x 14'6" (4.72m maximum x 4.42m)

A range of base units with work services over incorporating a sink drainer unit with mixer tap over. Appliances include a gas hob with

electric oven underneath. Plumbing for a washing machine. Single glazed window to the side. Radiator. Storage cupboard. Wall mounted gas fire. Double glazed sliding doors and separate door to the rear and allowing access to the garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Storage cupboard. Radiator. Doors giving access to first floor accommodation:-

Bedroom One

12'4" x 10'3" (3.76m x 3.12m)

Double glazed bay window to the front and radiator. Fitted wardrobes and storage units.

Bedroom Two

8'6" x 6'11" (2.59m x 2.11m)

Double glazed window to rear and radiator.

Bedroom Three

8'7" x 8'6" (2.62m x 2.59m)

Double glazed window to rear and radiator.

Bathroom

Suite comprises of a panelled bath unit with electric shower over, pedestal wash basin and low flush WC. Tiling to the walls. Radiator. Obscure double glazed window to the front.

OUTSIDE

Rear Garden

Timber and brick wall perimeter with a side gate allowing access to/from the front of the property. The garden is mainly laid to lawn with paved area and path. Border shrubbery and timber storage shed.

