

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Birchtrees Croft, South Yardley, Birmingham, West Midlands, B26 1EF

£325,000



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**Birchtrees Croft, South Yardley,  
Birmingham, West Midlands, B26  
1EF**

- Detached Family House
- Modern Style Property
- Three Bedrooms

## EPC Rating

Current: C  
Potential: B

## Council tax band

Band = D

DETACHED FAMILY HOUSE \* MODERN  
STYLE PROPERTY \* THREE BEDROOMS  
\* DRIVEWAY \* ONLINE 360 VIRTUAL  
TOUR AVAILABLE!! \*

This is a FABULOUS PROPERTY AND  
READY TO MOVE STRAIGHT INTO!! No  
DIY Required here! Located on a  
private housing estate off Clay Lane in  
South Yardley this DETACHED HOUSE  
IS PERFECT FOR ANY GROWING  
FAMILY!!

Accessed via a DRIVEWAY providing  
parking for your vehicles and leading  
to a double glazed entrance door the  
accommodation briefly comprises of :-  
entrance hallway, lounge, MODERN  
KITCHEN WITH APPLIANCES  
INCLUDED, Guest W.C and rear garden  
on the ground floor with TWO  
BEDROOMS and FAMILY BATHROOM  
on the first floor.

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

Energy Performance Certificate C

### APPROACH

The property is accessed via the main  
road and leading to:-

### Driveway

A driveway providing parking for two  
vehicles ALONG WITH AN INTEGRAL  
GARAGE and pathway leading to the  
entrance door:-

### Entrance Hallway

Radiator. Wood effect flooring. Stairs to  
the first floor landing. Doors giving  
access to ground floor  
accommodation:-

### Guest W.C

Suite comprises of a wash basin and  
low flush WC. Radiator. Obscured  
double glazed window to the front.  
Wood effect flooring.

### Family Kitchen

**14'6" x 6'7" (4.42m x 2.01m)**

A range of wall and base units with  
work surfaces over incorporating a  
stainless steel, sink and drainer unit  
with a mixer tap over. Appliances  
include a gas hob with electric oven  
underneath and extractor canopy  
over. Plumbing for a washing  
machine. Part tiling to the walls.  
Double glazed window to the front  
and double glazed door to the side,  
allowing access to the garden.

## Lounge/Dining Room

18'6" x 12'3" (5.64m x 3.73m)

Radiators. Double glazed windows and French doors to the rear allowing access to the rear garden.

## FIRST FLOOR

### Landing

Ceiling loft hatch with retractable ladders. Double glazed window to the side. Doors giving access to first floor accommodation:-

### Bedroom One

12'3" x 9'8" (3.73m x 2.95m)

Double glazed window to the front and radiator.

### Bedroom Two

12'7" x 11'8" (3.84m x 3.56m)

Double glazed window to the rear and radiator. Fitted wardrobes. Further door giving access to the en-suite shower room.

### En-Suite Shower Room

Suite comprises of a separate shower cubicle with an electric shower over, wash basin with storage underneath and low flush WC. Heated towel rail. Obscure double glazed window to the side.

## Bedroom Three

7'11" x 7'10" (2.41m x 2.39m)

Double glazed window to the front and radiator.

## Family Bathroom

Suite comprises of a panelled bath unit with an electric shower over, pedestal wash basin and low flush WC. Heated towel rail. Airing cupboard. Double glazed window to the side.

## OUTSIDE

### Rear Garden

Timber fence perimeter with side gate giving access to/from the front of the property. The garden has paved patio areas with lawn, border shrubbery. Timber storage shed.

### Garage

15'3" x 7'10" (4.65m x 2.39m)

With a metal up and over door to the front. Power and lighting.



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	69		
(55-68) D			
(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			
(92 plus) A			
(81-91) B		84	
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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