

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Croft Road, Birmingham | Offers Over £270,000

**** NO UPWARD CHAIN ** 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 IN YARDLEY!! PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!!

This semi detached house is accessed via a shared DRIVEWAY with front garden leading to front door, the accommodation comprises:- hallway, LOUNGE / DINING ROOM, KITCHEN, garden and GARAGE. TWO DOUBLE BEDROOMS, GOOD SIZE SINGLE BEDROOM, shower room 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

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Approach

Access is gained via front garden with pathway leading to:

Porch

Front door to:

Hallway

Double glazed window to side, central heating radiator, stairs to the first floor and door to:

Lounge / Dining Room

27'5" x 12'6" (8.36m x 3.81m)

Double glazed bay window to front, double glazed window to rear, two central heating radiators and feature fireplace.

Kitchen

11'7" x 6'9" (3.53m x 2.06m)

Double glazed window to rear, door to rear, fitted with a range of wall base and drawer units with worksurface over, stainless steel sink and drainer with taps over, oven hob and extractor,

FIRST FLOOR

Landing

Loft access, double glazed window to side and doors off.

Bedroom

13'3" x 9'3" (4.04m x 2.82m)

Double glazed window to front and central heating radiator.

Bedroom

13'7" x 9'7" (4.14m x 2.92m)

Double glazed window to rear and central heating radiator.

Bedroom

7'8" x 6'9" (2.34m x 2.06m)

Double glazed window to front and central heating radiator.

Shower Room

Double glazed frosted window to rear, central heating radiator, low level w.c, wash hand basin and shower cubicle.

OUTSIDE

Rear Garden

With patio area, being mainly laid to lawn with mature trees and shrubs and access to garage.

Garage

15'1" x 9'1 (4.60m x 2.77m)

Up and over door to front.

