

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25
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Duncroft Road, Birmingham | £210,000

**** SEMI DETACHED HOUSE ** TWO BEDROOMS ** POPULAR LOCATION ** INTERNAL VIEWING ESSENTIAL ****

A LOVELY FAMILY PROPERTY SITUATED IN A POPULAR LOCATION!! This WELL PRESENTED, SEMI DETACHED HOUSE is approached via a DRIVEWAY and leading to entrance door with accommodation comprising of , entrance hallway, Lounge & Dining Area, Kitchen and FAMILY REAR GARDEN and REAR GARAGE on the ground floor. To the first floor there are TWO BEDROOMS and SHOWER ROOM.

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

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

Energy Performance Rating D

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INFORMAL TENDER 4 Duncroft Road B9 5HF Offers are invited for the above property, in writing by 12.00pm on 11/12/2025 Guide Price Offers in excess of £ 198,000 Please respond to Prime Estate Agents 167 -169 Church Road B25 8UR - 0121 783 3422

APPROACH

Access is gained via driveway to:

Hallway

Central heating radiator, stairs to first floor and door to:

Through Lounge
22'10 x 9'8 (6.96m x 2.95m)

Double glazed bay window to front, double doors to rear and central heating radiator.

Kitchen
14'7 x 8'8 (4.45m x 2.64m)

Double glazed window to rear and door to rear, fitted with a range of match of wall base and drawer units with work surface over, stainless steel sink and drainer with mixer tap over.

FIRST FLOOR

Landing

Double glazed window to side, loft access and doors to:

Bedroom One
15'1 max x 9'7 max (4.60m max x 2.92m max)

Two double glazed window front, central heating radiator and fitted wardrobes.

Bedroom Two
12'8 x 9'8 (3.86m x 2.95m)

Double glazed window to rear and central heating radiator

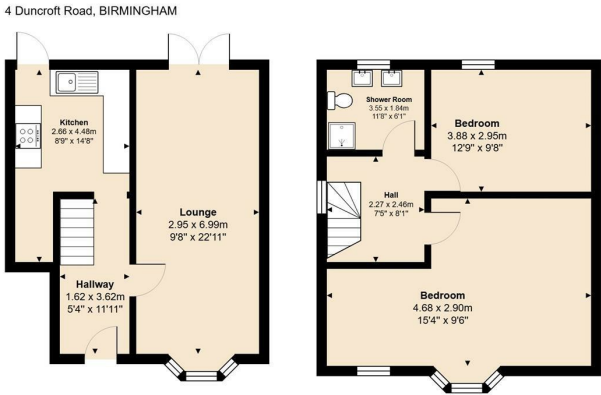
Shower Room

Double glazed frosted window to rear, suite comprising low level w.c, two wash hand basins and walk in shower.

OUTSIDE

Rear Garden

With patio area and lawned area



Total Area: 78.7 m² ... 847 ft²
All measurements are approximate and for display purposes only

