



£260,000

**Charlbury Crescent, Birmingham,
B26 2LN**

- Extended Semi Detached Home
- Three Bedroom
- Two Reception Rooms
- Fitted Kitchen with Built in Oven & Hob
- Conservatory
- Hallway
- Front and Rear Gardens
- New Roof 2022, New Flat Roof 2025, New Boiler 2023
- Ideal First Time Buy
- Close to Local Schools Shops and Transport Links

EPC Rating

Current: D
Potential: B

Council tax band

Band = B

**** EXTENDED WELL PRESENTED SEMI DETACHED HOME ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** GREAT LOCATION ** IDEAL FAMILY HOME ****

THIS FAMILY HOME LOCATED ON THE POPULAR CHARLBURY CRESCENT, YARDLEY, is an ideal first time buy or family home
This SEMI DETACHED HOUSE is approached via a front garden with steps and pathway leading to a double glazed entrance door with accommodation comprising of: entrance hallway, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY and family rear garden on the ground floor. To the first floor there are THREE BEDROOMS and a family bathroom. The property benefits from central heating and double glazing both where specified. THE PROPERTY HAD A NEW MAIN ROOF December 2022, NEW FLAT ROOF - March 2025, NEW Boiler - October 2023

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

Energy Performance Rating : D

Approach

Access is gained via steps with lawned area to side

Hallway

Stairs to first floor and doors off:

Lounge

Double glazed patio door to rear, feature fireplace, central heating radiator and double doors to:

Dining Room

Double glazed bay window to front and central heating radiator

Kitchen

Two double glazed windows to side, fitted with a range of wall base and drawer units with worksurface over incorporating stainless steel sink and drainer with mixer tap, oven and hob, central heating radiator and door to:

Conservatory

Double glazed double doors to rear

FIRST FLOOR

Landing

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

Bedroom One

Double glazed bay window to front and central heating radiator.

Bedroom Two

Double glazed window to rear and central heating radiator.

Bedroom Three

Double glazed window to front and central heating radiator.

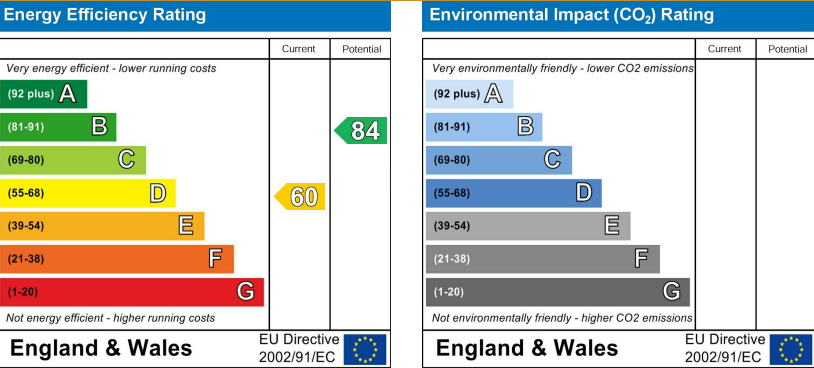
Bathroom

Double glazed frosted window to rear, suite comprising panelled bath, low level w.c, pedestal wash hand basin and central heating radiator.

OUTSIDE

Rear Garden

Tiered enclosed garden with patio area.





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