

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Charlbury Crescent, Birmingham, B26 2LN

Offers Over £250,000



## Offers Over £250,000

### 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.



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 |                         |  | (92 plus) A   |
| (81-91) B                                   |                         | 84   | (81-91) B   |
| (69-80) C                                   |                         |  | (69-80) C   |
| (55-68) D                                   | 60                      |  | (55-68) D   |
| (39-54) E                                   |                         |  | (39-54) E   |
| (21-38) F                                   |                         |  | (21-38) F   |
| (1-20) G                                    |                         |  | (1-20) G  |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   |
|   |                         |  | EU Directive 2002/91/EC   |



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