

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Croft Road, Yardley, Birmingham, West Midlands, B26 1SQ

Offers Over £275,000



Offers Over £275,000

Croft Road, Yardley, Birmingham, West Midlands, B26 1SQ

- No Upward Chain
- Beautifully Presented Semi Detached Home
- Three Bedrooms
- Porch & Hallway
- Two Reception Rooms
- Kitchen
- Sun Room
- First Floor Family Bathroom
- Driveway, Rear Garage & Rear Garden
- Close to Local Schools, Shops & Transport Links

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

**** 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 CROFT ROAD IN YARDLEY!!
.... PROPERTIES ON THIS ROAD DO
NOT STAY ON THE MARKET FOR
LONG!!

This semi detached house is accessed
via DRIVEWAY leading to PORCH with
front door to: the accommodation
comprises:- hallway, TWO RECEPTION
ROOMS, KITCHEN, SUN ROOM garden
and REAR GARAGE. TWO DOUBLE
BEDROOMS, GOOD SIZE SINGLE
BEDROOM and FAMILY BATHROOM 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

Approach

Access is gained via driveway leading
to:

Porch

Front door to:

Hallway

Stairs to the first floor, central heating
radiator and doors off:

Reception Two

Double glazed double doors to rear,
central heating radiator and feature
fire place.

Reception One

Double glazed bay window to front
and central heating radiator,

Kitchen

Double glazed window and door,
fitted with a range of matching wall
base and drawer units with work
surface over, incorporating stainless
steel sinks and drainer with mixer tap
over, oven hob and extractor.

Sun Room

Double glazed window to side and
rear, double glazed double doors to
side,

FIRST FLOOR

Landing

Double glazed window to side and doors off

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 window to side and rear, suite comprising "P" shaped panel bath with shower over, low level w.c., pedestal wash hand basin and loft access.

OUTSIDE

Rear Garden

Enclosed with patio area lawned area and access to garage

Rear Garage



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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



167 - 169 Church Road, Yardley, Birmingham, B25 8UR
yardley@primestatesuk.com