



**£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

### **Appoach**

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.

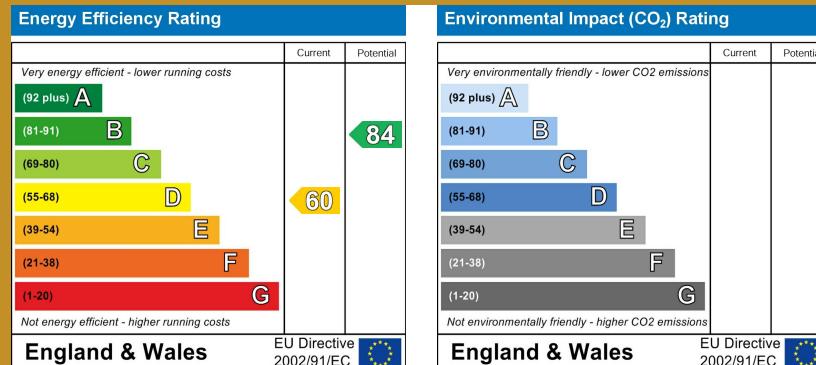
## Bathroom

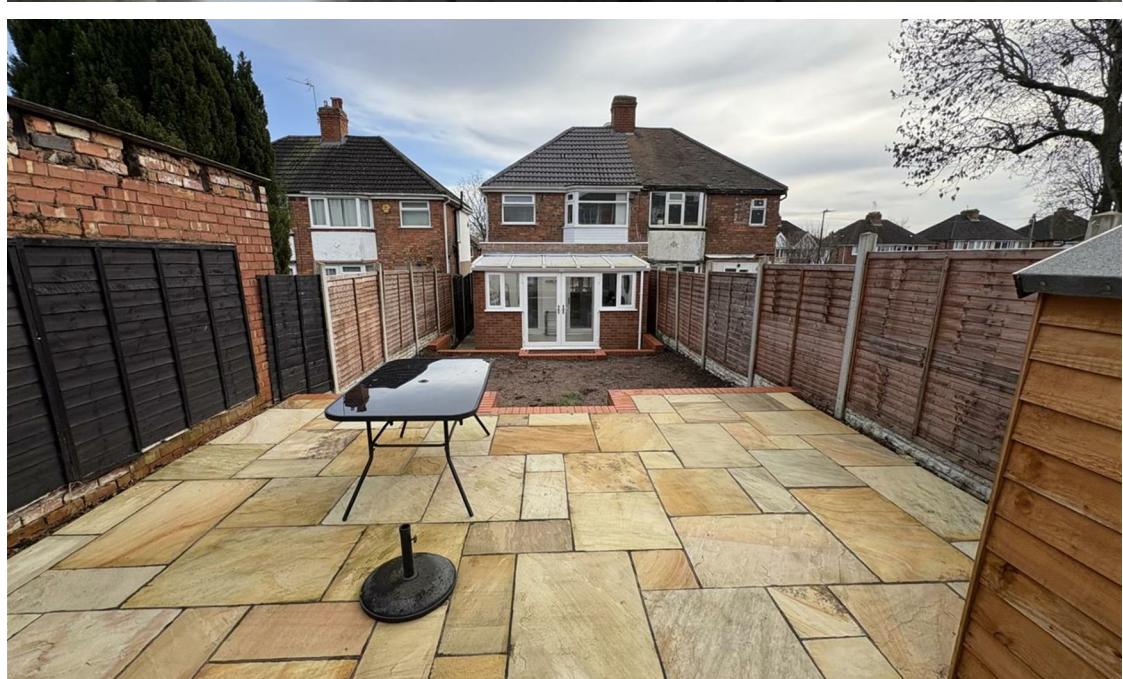
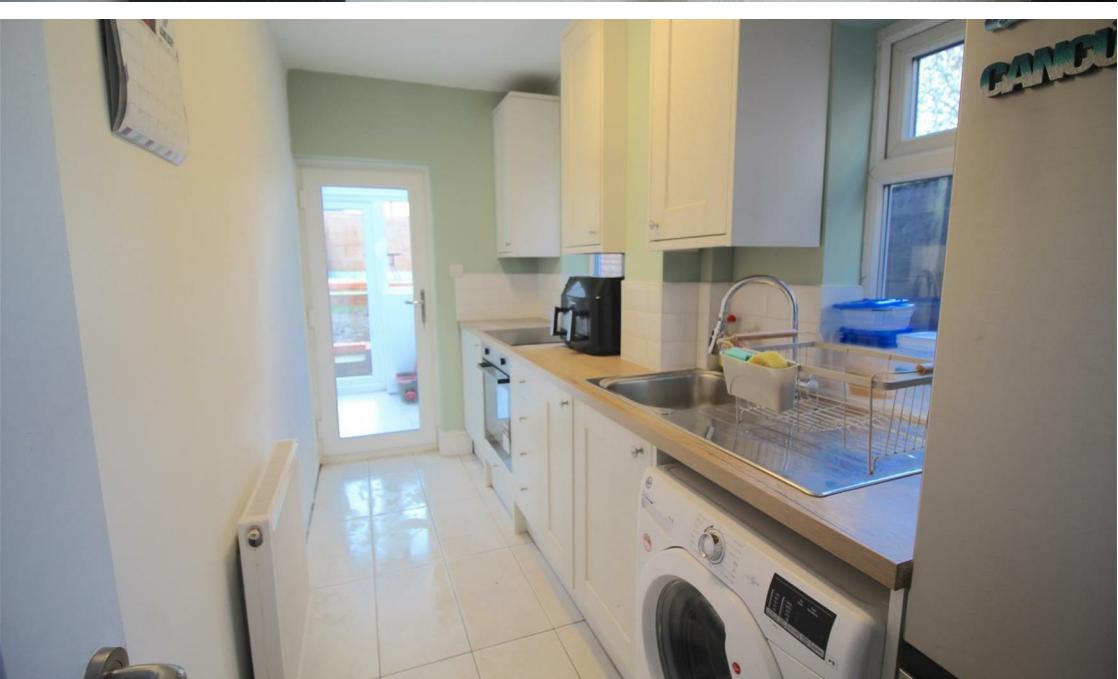
Double glazed frosted window to rear, suite comprising panelled bath, low level w.c, pedestal wash hand basin and central heating radiator.

## OUTSIDE

### Rear Garden

Tiered enclosed garden with patio area.





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