

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Duncroft Road, Birmingham | £250,000

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

THIS FAMILY HOME LOCATED ON THE POPULAR DUNCROFT ROAD, YARDLEY, is an ideal first time buy or family home

This SEMI DETACHED HOUSE is approached via a DRIVEWAY for 2 cars leading to PORCH: entrance hallway, TWO RECEPTION ROOMS, KITCHEN, covered side passage, family rear garden and DOUBLE REAR GARAGE on the ground floor. To the first floor there are THREE BEDROOMS and a family bathroom with separate W.C

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

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

Energy Performance Rating : awaiting

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Additional Information

Mobile Coverage

EE - 84%

3 - 79%

VODAFONE - 77%

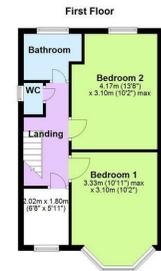
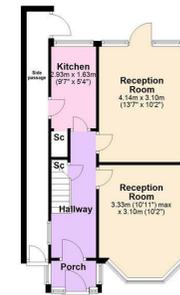
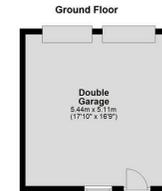
O2 -69%

View broadband availability

Standard 6 Mbps 0.7 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps



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

Environmental Impact (CO ₂) 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	