

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Duncroft Road, Birmingham | £210,000

**** SEMI DETACHED HOUSE ** TWO BEDROOMS ** POPULAR LOCATION ** INTERNAL VIEWING ESSENTIAL ****

A LOVELY FAMILY PROPERTY SITUATED IN A POPULAR LOCATION!! This WELL PRESENTED, SEMI DETACHED HOUSE is approached via a DRIVEWAY and leading to entrance door with accommodation comprising of , entrance hallway, Lounge & Dining Area, Kitchen and FAMILY REAR GARDEN and REAR GARAGE on the ground floor. To the first floor there are TWO BEDROOMS and SHOWER ROOM.

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

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

Energy Performance Rating D

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4 Duncroft Road, B26 2HY
We are acting in the sale of the above property and have received an offer of £198,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes

APPROACH

Access is gained via driveway to:

Hallway

Central heating radiator, stairs to first floor and door to:

Through Lounge

22'10 x 9'8 (6.96m x 2.95m)

Double glazed bay window to front,

double doors to rear and central heating radiator.

Kitchen

14'7 x 8'8 (4.45m x 2.64m)

Double glazed window to rear and door to rear, fitted with a range of match of wall base and drawer units with work surface over, stainless steel sink and drainer with mixer tap over.

FIRST FLOOR

Landing

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

Bedroom One

15'1 max x 9'7 max (4.60m max x 2.92m max)

Two double glazed window front, central heating radiator and fitted wardrobes.

Bedroom Two

12'8 x 9'8 (3.86m x 2.95m)

Double glazed window to rear and central heating radiator

Shower Room

Double glazed frosted window to rear, suite comprising low level w.c, two wash hand basins and walk in shower.

OUTSIDE

Rear Garden

With patio area and lawned area

4 Duncroft Road, BIRMINGHAM



Total Area: 78.7 m² ... 847 ft²

All measurements are approximate and for display purposes only

