



# Duncroft Road, Yardley

**£265,000**

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE
- GUEST WC
- RE FITTED SHOWER ROOM
- DRIVEWAY
- PORCH & ENTRANCE HALL
- KITCHEN & EXTENDED KITCHEN/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- LANDSCAPED REAR GARDEN



A beautifully presented, extended semi detached house on a popular road in Yardley. This lovely property has been greatly improved by the current owners to a high standard and is in a great location near to a range of shops, schools and facilities. Comprising enclosed porch, entrance hall, lounge, re fitted kitchen, extended kitchen/diner and guest WC to the ground floor. Upstairs there are three bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, driveway, rear garage and landscaped rear garden.

### FRONT

Off road parking via a block paved driveway and access to a UPVC double glazed door to:-

### ENCLOSED PORCH

Double glazed windows to the front and sides, meter cupboard, tiled floor, ceiling light point and a hardwood opaque glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, under stairs storage area, radiator, laminate flooring, power and light points and doors to:-

### LOUNGE

**21'5 to bay x 9'9 (6.53m to bay x 2.97m)**



Double glazed bay window to the front, double glazed patio doors to the kitchen/diner, two radiators, multi fuel burner with a wooden mantle and slate hearth, power and light points

### KITCHEN 8'9 x 9'4 (2.67m x 2.84m)



The kitchen has been re fitted with a range of eye level, drawer and base units with a work surface over and metro style tiling to splash prone areas. There is an inset five ring gas burner hob with an extractor hood over, fitted electric oven, integrated microwave. radiator, laminate flooring, power and light points, door to the guest WC and opening onto:-

### EXTENDED KITCHEN/DINER 19'8 x 10'4 (5.99m x 3.15m)



The kitchen island is fitted with a range of units with a work surface over incorporating a ceramic sink/drainage unit with mixer tap. There is an integrated dishwasher and washing machine and space for a tumble dryer and American style fridge/freezer. UPVC double glazed door to the rear garden, double glazed windows to the rear, two radiators, laminate flooring, power and light points

### LANDING

Double glazed window to the side, glass banister, power and light points and doors to:-



### **BEDROOM ONE**

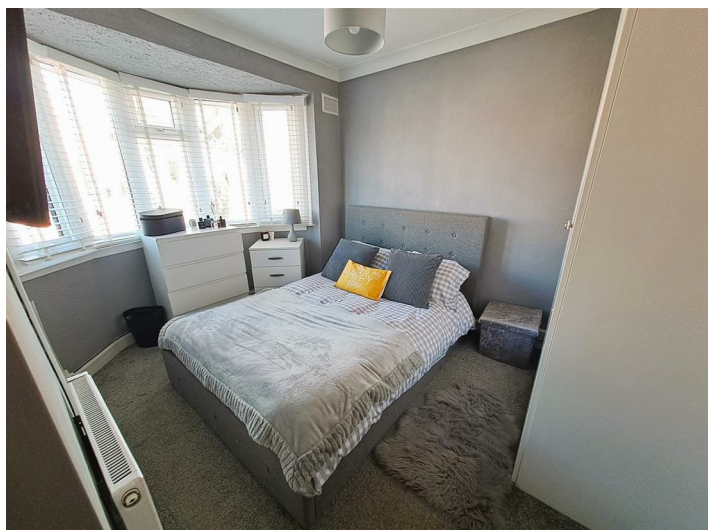
**12'7 to bay x 7'11 to wardrobes (3.84m to bay x 2.41m to wardrobes)**



Double glazed half bay window to the rear, radiator, fitted wardrobes, laminate flooring, power and light points

### **BEDROOM TWO**

**8'6 x 9'8 to bay (2.59m x 2.95m to bay)**



Double glazed bay window to the front, radiator, loft access, power and light points

### **BEDROOM THREE**

**5'11 x 6'7 (1.80m x 2.01m)**

Double glazed window to the front, radiator, power and light points

### **RE FITTED SHOWER ROOM**



Re fitted with a walk in shower with a bar shower and a rainfall shower head, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, airing cupboard housing the boiler, tiled floor and ceiling light point

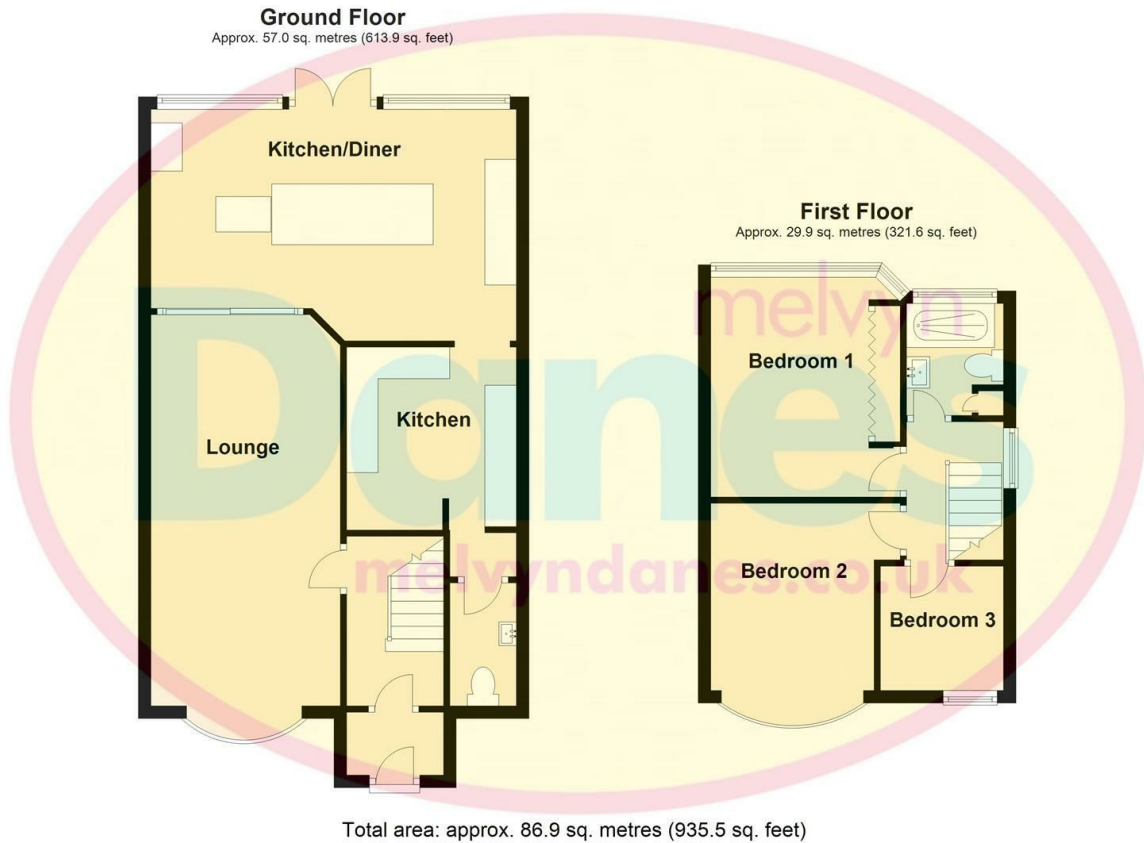
### **LANDSCAPED REAR GARDEN**



The rear garden has been landscaped with an Indian sandstone patio top the fore and lawned section. There are shrub borders and an Indian sandstone path leading to a further seating area. There is fencing to the perimeters, a timber storage shed and a graveled section beyond the garage (not currently accessible to the rear service road but gates and access could easily be reinstated).

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



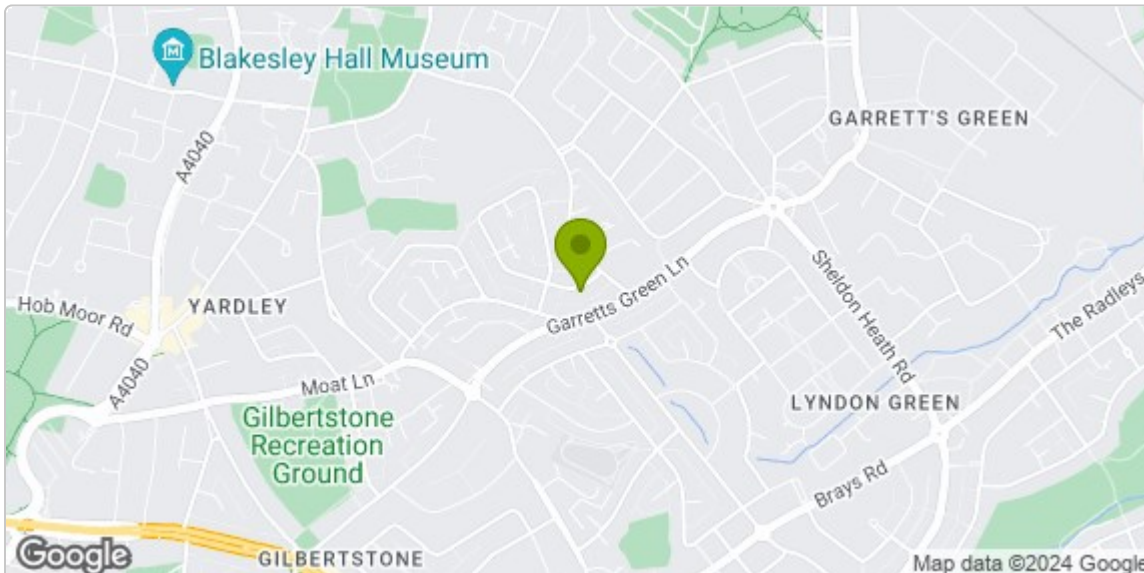
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** B

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
26 Duncroft Road Yardley  
Birmingham B26 2HY

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>61</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	