



## Charlbury Crescent, Offers Over £210,000

- SEMI DETACHED
- THROUGH LOUNGE
- FRONT AND REAR GARDEN
- DOUBLE GLAZING
- NO ONWARD CHAIN
- 3 BEDROOMS
- CENTRAL HEATING

A semi detached house requiring some cosmetic improvement with NO ONWARD CHAIN. This property is a complete blank canvas and will make the perfect first time purchase. Located on a popular road in Sheldon and near to a range of shops, facilities and transport links. Comprising entrance hall, through lounge and kitchen to the ground floor. Upstairs there are 3 bedrooms and a bathroom. Further benefiting from central heating, double glazing, gardens to the front and rear and rear vehicular access.

### FRONT

Front garden is laid to lawn, with shrub borders and a path with access to a double glazed UPVC door to :

### ENCLOSED PORCH

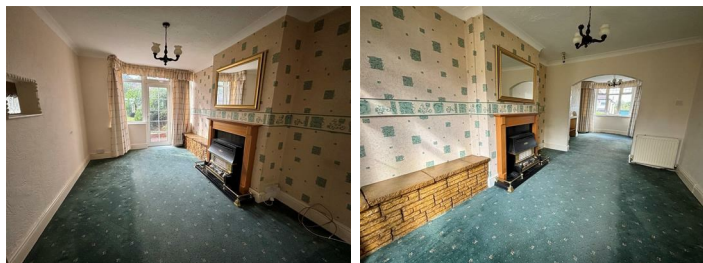
Meter cupboards, ceiling light and a hardwood glazed door to :

### ENTRANCE HALL

Stairs to first floor, radiator, wooden flooring, glazed windows to porch, power and light points and doors to :

### THROUGH LOUNGE

9'11 x 27'04 (3.02m x 8.33m)



Double glazed bay window to front, radiator, gas fireplace, double glazed door and windows to rear

### KITCHEN

5'09 x 10'00 (1.75m x 3.05m)



Wall base and drawer units, work surface over with tiled splash prone areas, stainless steel sink and drainer, space and plumbing for appliances, radiator, power and lights and door to:

### COVERED SIDE PASSAGE

Door to front. door to rear garden, power and lights.

### LANDING

Double glazed window to side, loft access, power and light points and doors to:

### BATHROOM

5'08 x 8'03 (1.73m x 2.51m)



Double glazed opaque window to rear, panelled bath with mixer shower. Pedal-stool wash and basin and low level flush WC, storage cupboard housing the boiler. Tiling to full height, laminate flooring, radiator and ceiling light

### BEDROOM 1

9'11 x 14'01 (3.02m x 4.29m)



Double glazed half bay window to rear, radiator, power and light points

**BEDROOM 2**  
**8'06 x 13'06 (2.59m x 4.11m)**



Double glazed bay window to front, fitted wall length wardrobes, radiator, power and light points

**BEDROOM 3**  
**5'09 x 7'01 (1.75m x 2.16m )**

Double glazed window to front, radiator, power and light point

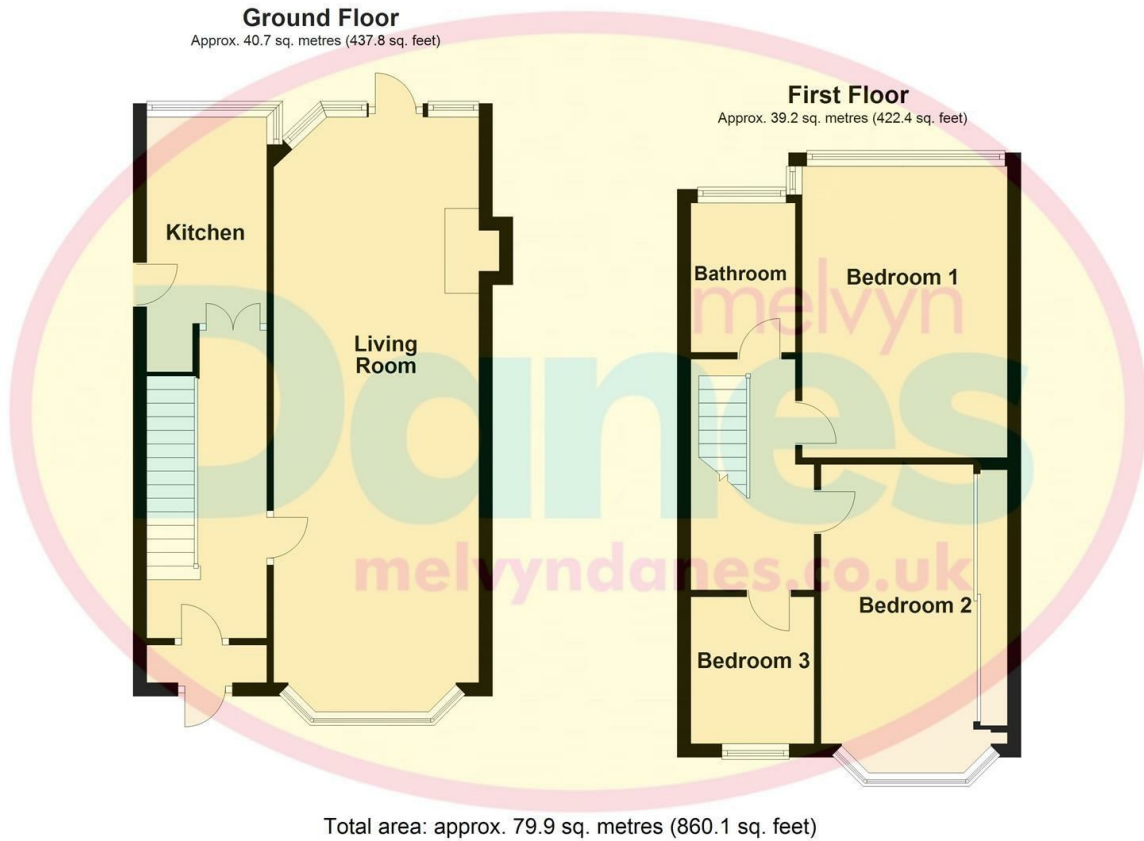
**REAR GARDEN**



The rear garden is mostly laid to lawn, with shrub borders, fencing to the perimeter, gated access to rear and garage

## 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.



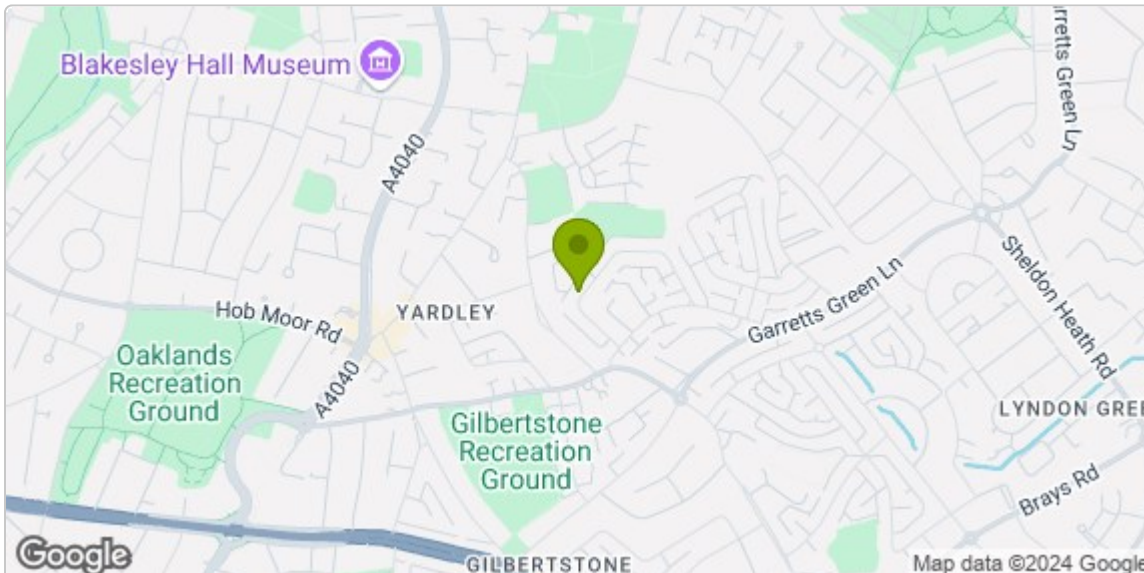
**TENURE:** We are advised that the property is Freehold

**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:**  
68 Charlbury Crescent  
Birmingham B26 2LL

**Council Tax Band:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	