



# Charlbury Crescent, Yardley

**£250,000**

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



A well presented semi detached house on a popular road in Yardley.

### FRONT

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

### ENCLOSED PORCH

Opaque double glazed windows to the front and sides, power and light points and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, meter cupboard, radiator, power and light points and doors to:-

### THROUGH LOUNGE/DINER

**9'11 max x 26' into bays (3.02m max x 7.92m into bays)**



Double glazed bay window to the front, UPVC double glazed door to the rear garden, double glazed windows to the rear, radiator, gas fireplace, laminate wood flooring, power and light points

### KITCHEN

**6'11 x 10'9 (2.11m x 3.28m)**



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted double electric oven/grill, inset ceramic hob with an extractor hood over and space and plumbing for other appliances. UPVC

double glazed door to the rear garden, double glazed window to the rear, power and light points

### LANDING

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

### BEDROOM ONE

**9'1 max x 13'5 to bay (2.77m max x 4.09m to bay)**



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

### BEDROOM TWO

**9'6 max x 12'1 to bay (2.90m max x 3.68m to bay)**



Double glazed bay window to the front, radiator, laminate wood flooring, power and light points

### BEDROOM THREE

**7'11 x 7'9 (2.41m x 2.36m)**

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

**RE FITTED SHOWER ROOM**  
**5'3 x 7'1 (1.60m x 2.16m)**



Re fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Aqua paneling to a full height, opaque double glazed window to the front, heated towel rail, laminate flooring and ceiling light point

**REAR GARDEN**



The rear garden has a block paved patio to the fore, lawned section, gravel border and a timber decked seating area. There is fencing to the perimeter, a timber storage shed, a gated access leading to the side of the property and a path to:-

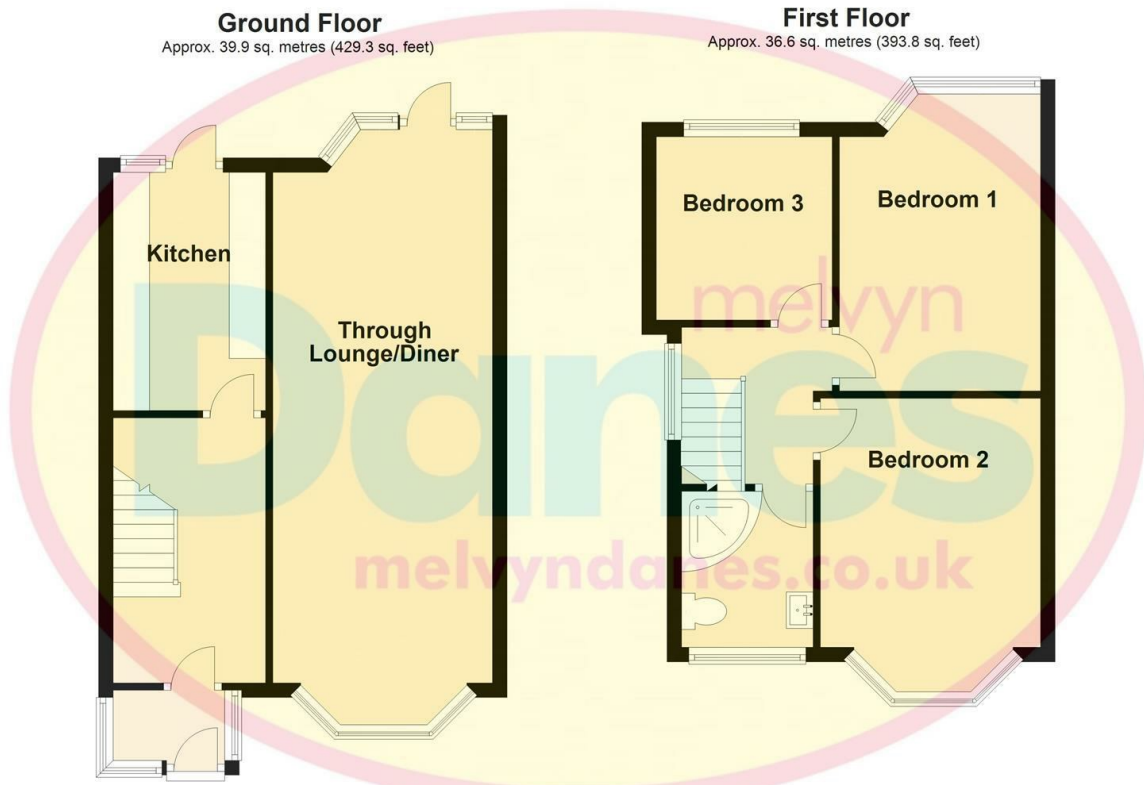
**REAR GARAGE**  
**17'7" x 23'11" (5.38 x 7.30)**

With timber doors opening onto the security gated rear vehicular service road, power and light points.



## 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.



Total area: approx. 76.5 sq. metres (823.1 sq. feet)

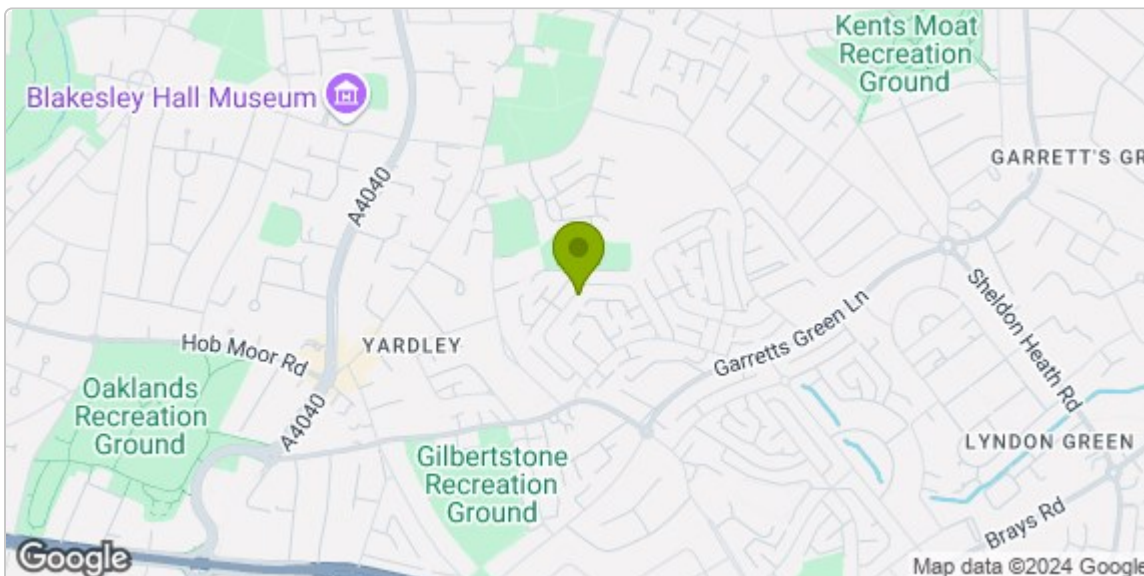
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** C

**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:**  
**91 Charlbury Crescent Yardley**  
**Birmingham B26 2LN**

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(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	