



Duncroft Road, Birmingham

Guide Price £250,000

xact
HOMES



PROPERTY OVERVIEW

Presenting a fantastic opportunity for first-time buyers or investors, this charming three-bedroom semi-detached property boasts a functional layout and ample storage solutions. Upon entering, a large porch welcomes you, providing convenient storage space. The property features two reception rooms – a cosy living room and a spacious dining room that can serve as an additional family room or play area. The fitted kitchen offers pleasant views of the rear garden and includes a practical side space for white goods. The first floor comprises two double bedrooms, a single bedroom, and a family bathroom, offering versatility for various lifestyle needs. Outside, the property benefits from a generously sized rear garden, perfect for outdoor relaxation or entertaining guests. The garden is predominantly laid with a well-maintained lawn, providing a peaceful retreat. Additionally, there is potential for parking at the rear of the property, although modifications to the gate may be required to optimise this feature. This property presents an excellent opportunity to create a comfortable and welcoming home in a desirable location.



PROPERTY LOCATION

Yardley is to the east of Birmingham city centre and is named in the Domesday Book and was referred to as early as 972 in King Edgar's charter where it is named Gyrdleah. The parish of Yardley was added to Birmingham and Warwickshire in 1911. The main shopping area is known as Yew Tree and in 2012 the Swan Shopping Centre was opened on the site of the old swan centre which used to hold markets. There are regular bus links to Birmingham City Centre, Solihull Town Centre and Chelmsley Wood and the nearest railway station is Stechford with links to Birmingham City Centre, Coventry & London. There are five main primary schools and two secondary schools.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Ideal For First-Time Buyers Or Investors
- Two Generously Sized Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Well-Maintained Rear Garden
- Parking Space To The Rear
- Early Viewing Essential

**PORCH**

6' 6" x 5' 8" (1.98m x 1.73m)

HALL

6' 4" x 6' 2" (1.93m x 1.88m)

LIVING ROOM

13' 0" x 12' 3" (3.96m x 3.73m)

DINING ROOM

17' 0" x 9' 7" (5.18m x 2.92m)

KITCHEN

12' 2" x 5' 8" (3.71m x 1.73m)

SIDE SPACE/STORE

19' 9" x 2' 7" (6.02m x 0.79m)

FIRST FLOOR**BEDROOM ONE**

13' 2" x 12' 4" (4.01m x 3.76m)

BEDROOM TWO

8' 8" x 8' 6" (2.64m x 2.59m)

BEDROOM THREE

8' 4" x 7' 0" (2.54m x 2.13m)

BATHROOM

5' 9" x 5' 7" (1.75m x 1.70m)

TOTAL SQUARE FOOTAGE

89.2 sq.m (960 sq.ft) approx.



OUTSIDE THE PROPERTY

GENEROUS REAR GARDEN

ITEMS INCLUDED IN THE SALE

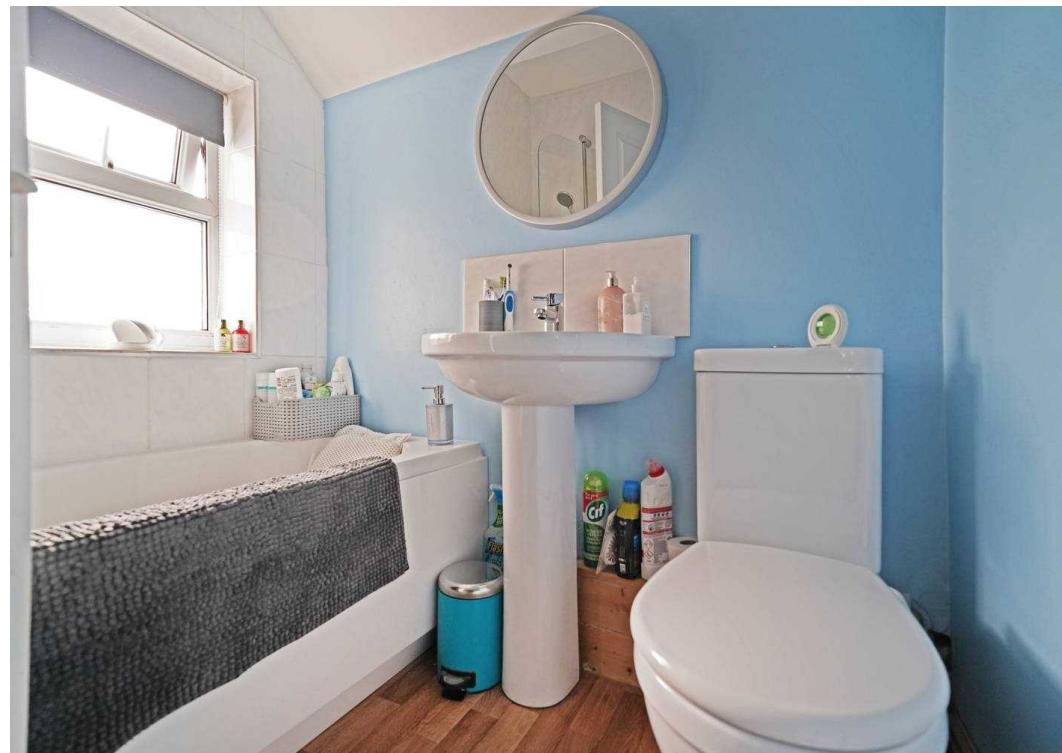
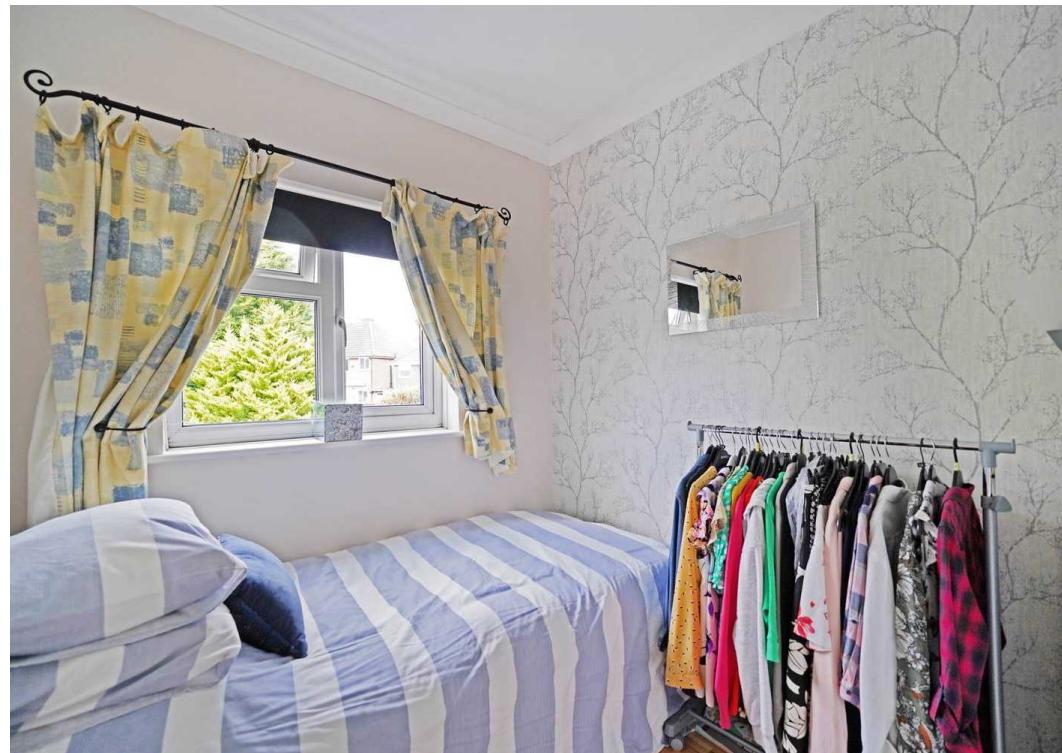
Free standing cooker, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

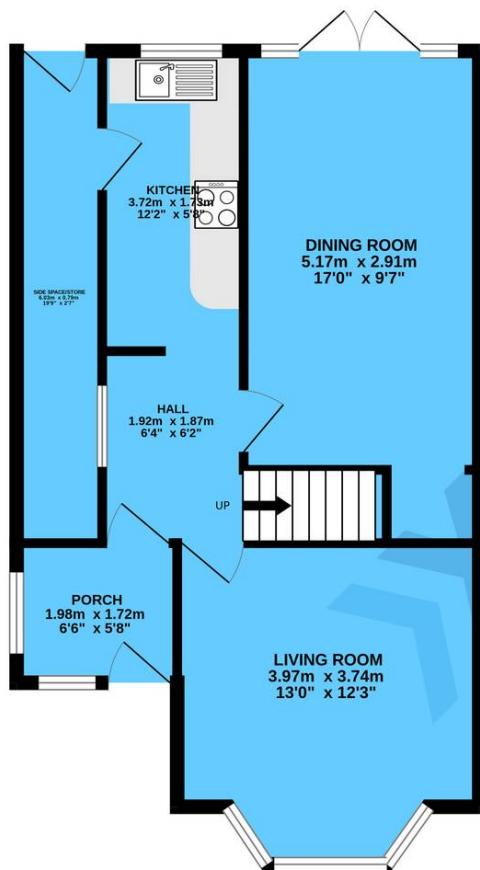
Services - water meter, mains gas, electricity and sewers. Broadband - EE - fibre optic. Loft space - boarded.

MONEY LAUNDERING REGULATIONS

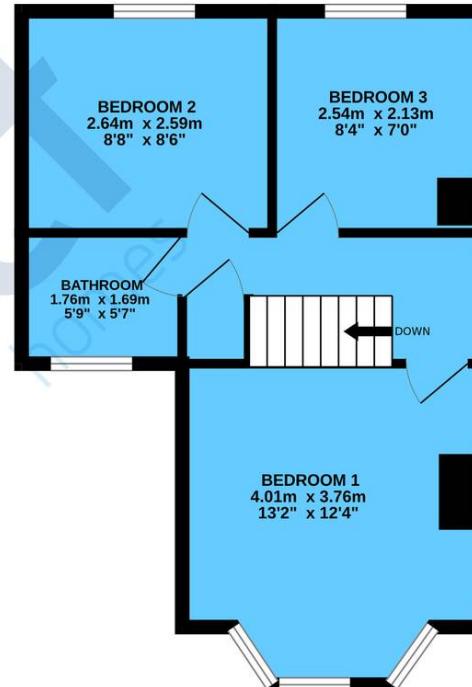
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 89.2 sq.m. (960 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales and marketing purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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