



Charlbury Crescent, BIRMINGHAM





Property Description

IMMACULATE!!! A Three bedroom Semi Detached on a very POPULAR ROAD in YARDLEY! In a great location and ready for someone to put their own stamp on to, the property is close to local schools, shops and has easy access to Birmingham, SOLIHULL, A45/M42/M6. Ideal for a small family or first time buyers and not to be missed so call the sales team today to view on 0121 742 1725.

Entrance Hallway

Central heating radiator and storage cupboard housing meters.

Lounge

19' 3" plus bay x 9' 9" (5.87m plus bay x 2.97m)
Double glazed bay window to front elevation, double glazed door to rear elevation and central heating radiator.

Kitchen

10' 5" x 5' 1" (3.17m x 1.55m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven, hob, tiled floor and spotlights.



Landing

Double glazed window to side elevation and doors off to:

Bedroom One

11' 4" into bay x 9' 9" (3.45m into bay x 2.97m)
Double glazed bay window to front elevation, loft hatch and central heating radiator.

Bedroom Two

11' 7" into bay x 9' 9" (3.53m into bay x 2.97m)
Double glazed bay window to rear elevation and central heating radiator.

Bedroom Three

6' 2" x 5' 2" (1.88m x 1.57m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, WC, shower, spotlights, tiling and central heating radiator.

Garden

Slabbed patio area, artificial lawn, storage shed and gates side access.

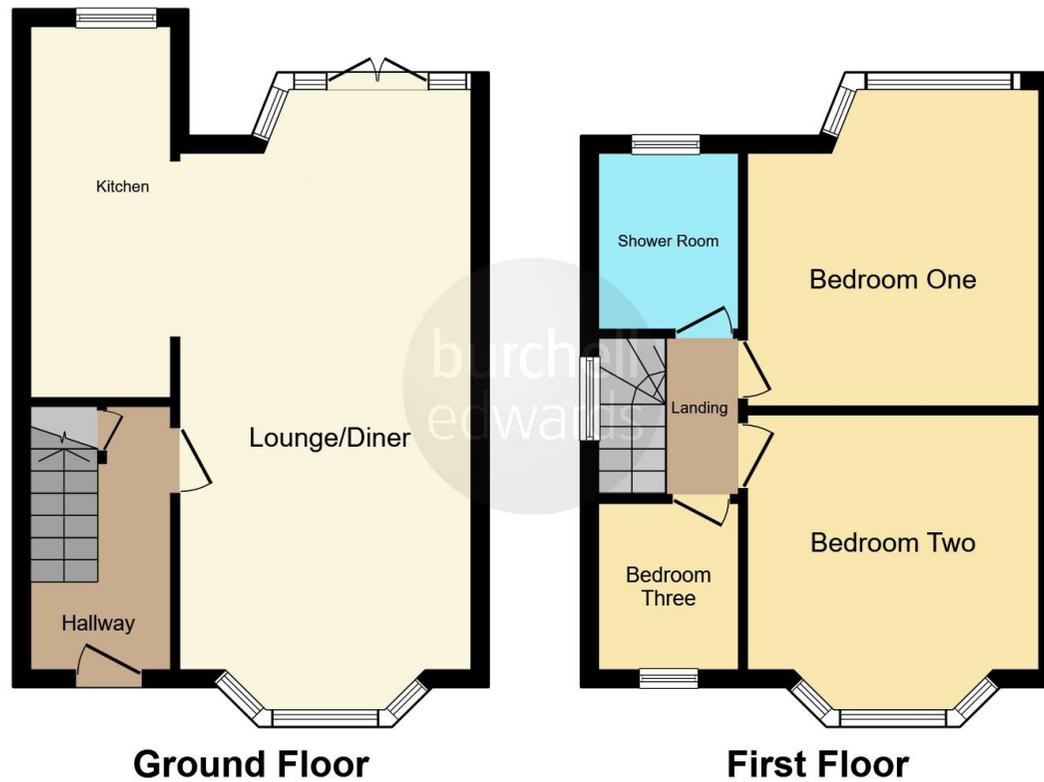
Outbuilding

9' 5" x 9' 1" (2.87m x 2.77m)
Insulated and electric supply.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211020



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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