



**EARLES**  
TRUSTED SINCE 1935



30 Charbury Crescent  
Birmingham, B26 2LJ  
£1,150 PCM

A semi-detached house, which briefly comprises; three bedrooms, family bathroom, two reception rooms and a fitted kitchen. The property further benefits from a private rear garden and off-road parking.

Situated in Yardley, the property is well placed for local schools and shops. It also has good transport links to Solihull, Birmingham City Centre, the A45 and the M42.



This property is set back from the road behind a block paved driveway which provides parking for two vehicles. To the front of the driveway is a raised border with mature shrubs. The UPVC double glazed front door opens into:

#### **Hallway**

Obscure UPVC double glazed window to the side, staircase rising to the first floor, understairs storage cupboard, a radiator and door to:

#### **Dining Room (Front)**

12'9" (into bay window) x 9'6" (3.90m (into bay window) x 2.90m)

UPVC double glazed bay window to the front and a radiator. Part glazed bi-fold doors into:

#### **Lounge (Rear)**

13'5" (into window) x 9'6" (max) (4.10m (into window) x 2.90m (max))

UPVC double glazed half-bay window overlooking the rear garden, feature fireplace with marble hearth and wood surround, and a radiator.

#### **Kitchen**

8'6" x 5'2" (2.60m x 1.60m)

UPVC double glazed window overlooking the rear garden, UPVC part glazed door leading to the side passageway, fitted kitchen with a range of wall, drawer and base units with roll top work surface over, inset stainless steel sink unit with mixer tap over, integrated "Bosch" electric oven and grill, inset electric hob with stainless steel chimney-style extractor fan over, space for a fridge-freezer, space and plumbing for a washing machine, tiling to splashbacks and a radiator.

#### **Side Passageway**

Giving access to the front driveway and rear garden; with timber doors to the front and rear.

#### **First Floor Landing**

Obscure UPVC double glazed window to the side and access to airing cupboard which houses to the wall-mounted "Vaillant" gas combination boiler.

#### **Bedroom One (Rear)**

14'1" (max) x 9'6" (4.30m (max) x 2.90m )

UPVC double glazed half-bay window overlooking the rear garden and a radiator.

#### **Bedroom Two (Front)**

13'1" (max) x 9'6" (4.00m (max) x 2.90m)

UPVC double glazed bay window to the front and a radiator.

#### **Bedroom Three (Front)**

7'2" x 5'2" (2.20m x 1.60m)

UPVC double glazed V-shaped window to the front and a radiator.

#### **Family Bathroom**

6'2" x 5'2" (1.90m x 1.60m)

#### **Rear Garden**

Bound on three sides by timber fencing; block paved patio with steps up to lawned area.

#### **Services:**

All services are connected to the property.

#### **Council Tax:**

Birmingham City Council - C

#### **Viewing:**

Strictly by prior appointment with Earles (01564 794 343).

A holding deposit, equivalent to 1 week's rent, is required.

A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS ([www.tds.gb](http://www.tds.gb)).

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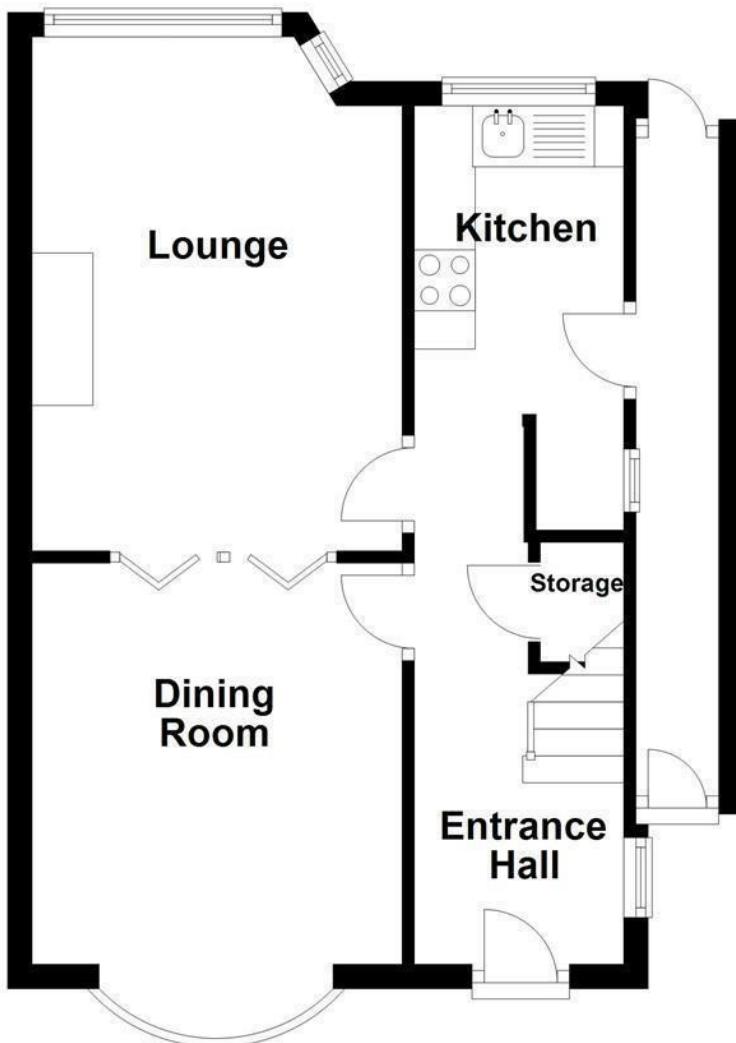






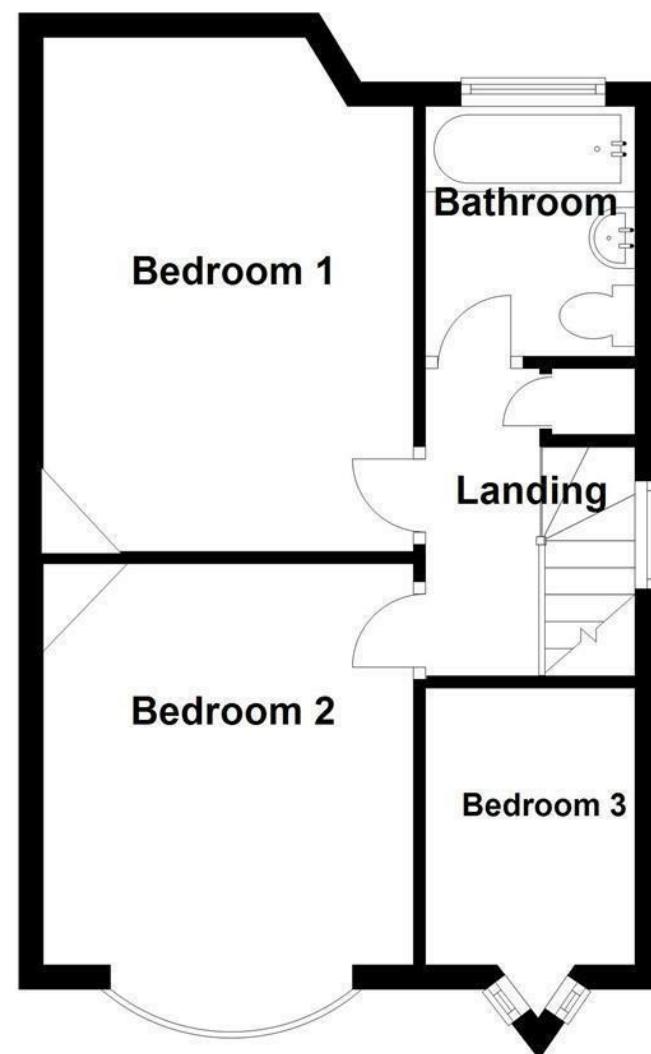
## Ground Floor

Approx. 39.1 sq. metres (421.4 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)

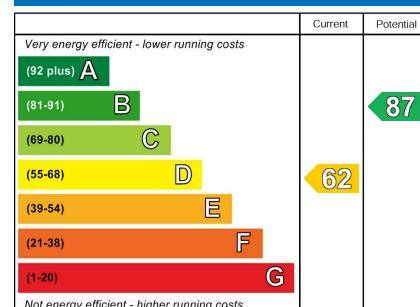


Total area: approx. 75.1 sq. metres (808.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part any contract.

Plan produced using PlanUp.

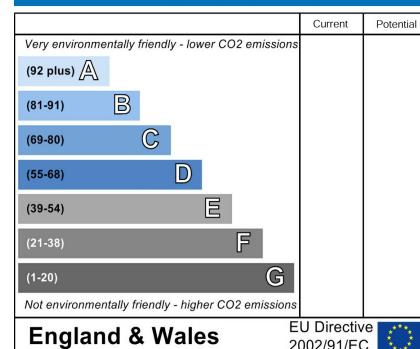
### Energy Efficiency Rating



**England & Wales**

EU Directive  
2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



**England & Wales**

EU Directive  
2002/91/EC