



melvyn
Danes
ESTATE AGENTS

Charlbury Crescent
Yardley
£280,000

Description

A well presented, extended semi detached house with usable loft space and NO ONWARD CHAIN! This lovely property will make the perfect family home and is in a great location near to shops, schools and facilities. Comprising enclosed porch, entrance hall, through lounge/diner, extended kitchen/diner and shower room to the ground floor. Upstairs there are three bedrooms, the bathroom and usable loft space. Further benefiting from central heating, double glazing, driveway, rear garden and rear garage.



Accommodation

Driveway

Enclosed Porch

Entrance Hall

5'9 x 12'6 (1.75m x 3.81m)



Through Lounge/Diner

9'10 x 28'4 to bay (3.00m x 8.64m to bay)



Ground Floor Shower Room

2'10 x 7'10 (0.86m x 2.39m)



Extended Kitchen/Diner

9'6 x 16'10 (2.90m x 5.13m)



Landing

5'8 x 7'2 (1.73m x 2.18m)



Bedroom One

9'10 x 13'7 to bay (3.00m x 4.14m to bay)

Bedroom Two

9'9 x 14'4 max (2.97m x 4.37m max)

Bedroom Three

5'10 x 7' (1.78m x 2.13m)

Bathroom

5'10 x 8'3 (1.78m x 2.51m)

Usable Loft Space

11'10 max x 15'3 excluding eaves
(3.61m max x 4.65m excluding eaves)

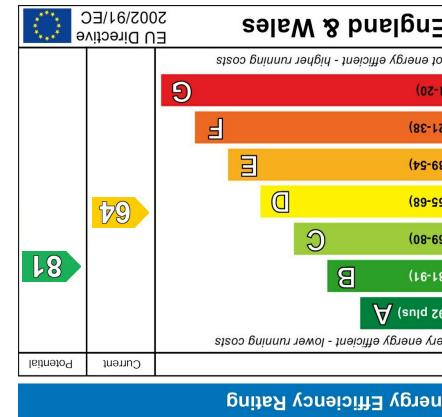
Rear Garden

Rear Garage

10'2 x 20'2 (3.10m x 6.15m)

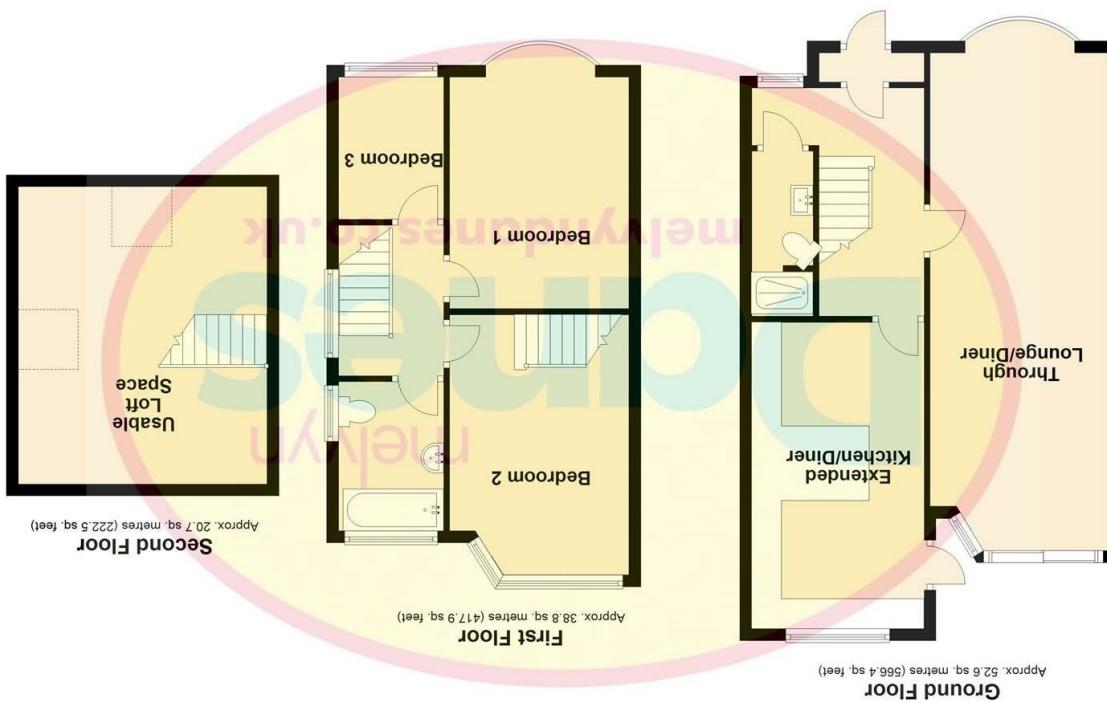


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



68 Charbury Crescent Yardeley Birmingham B26 2LG

total area: approx. 112.1 sq. metres (1206.8 sq. feet)



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ROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from [cheeky.ofcom.org.uk](http://www.cheeky.ofcom.org.uk) on 16/05/2025. Actual service availability at the property or speeds received may be different.

ENCURE: We are advised that the property is FREEHOLD