



melvyn
Danes
ESTATE AGENTS



Description

A beautifully presented, extended semi detached house on a popular road in Yardley with a **SUPERB EXTENDED KITCHEN/DINER!**

This lovely property is ready to move into and is in a great location near to a good range of facilities, shops and schools.

Comprising entrance hall, lounge and impressive kitchen/diner with bi fold doors onto the decked terrace to the ground floor. Upstairs there are two double bedrooms, a nursery/study and the bathroom.

Further benefiting from central heating, double glazing, potential for off road parking via a block paved frontage and pleasant rear garden.



Accommodation

Potential For Off Road Parking

Entrance Hall

5'2 x 12'10 (1.57m x 3.91m)

Lounge

9'11 max x 11'9 to bay (3.02m max x 3.58m to bay)

Superb Extended Kitchen/Diner

14'7 max x 21'8 max (4.45m max x 6.60m max)

Landing

5'2 x 6'3 (1.57m x 1.91m)

Bedroom One

9'11 max x 11'8 to bay (3.02m max x 3.56m to bay)

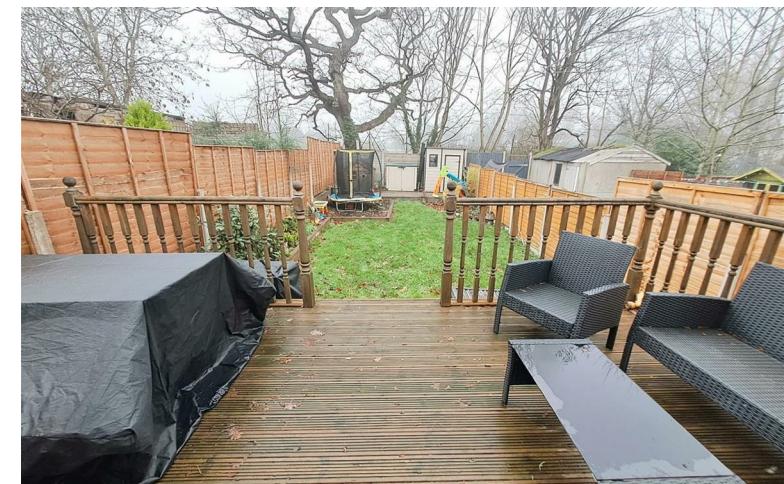
Bedroom Two

9'11 max x 11'8 to bay (3.02m max x 3.56m to bay)

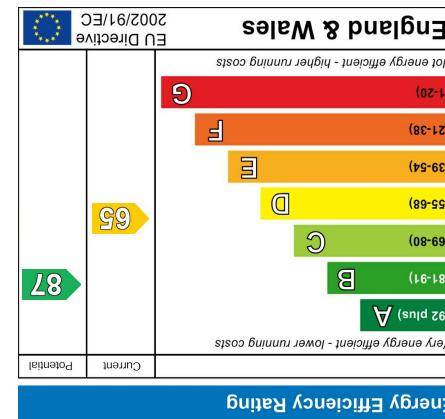
Bedroom Three

5'2 x 6'3 (1.57m x 1.91m)

Pleasant Rear Garden

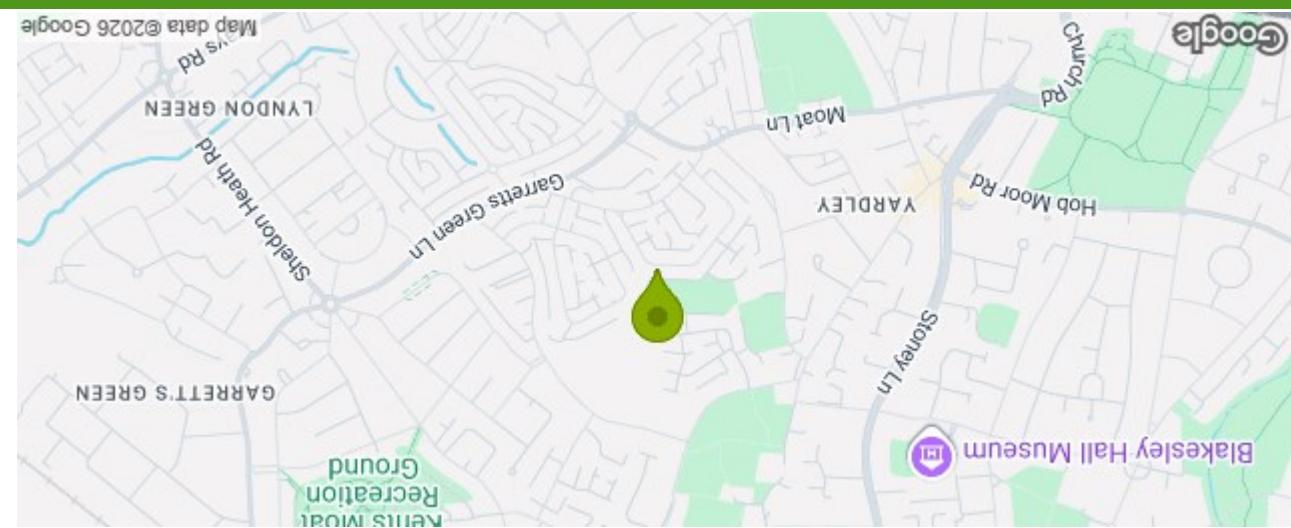
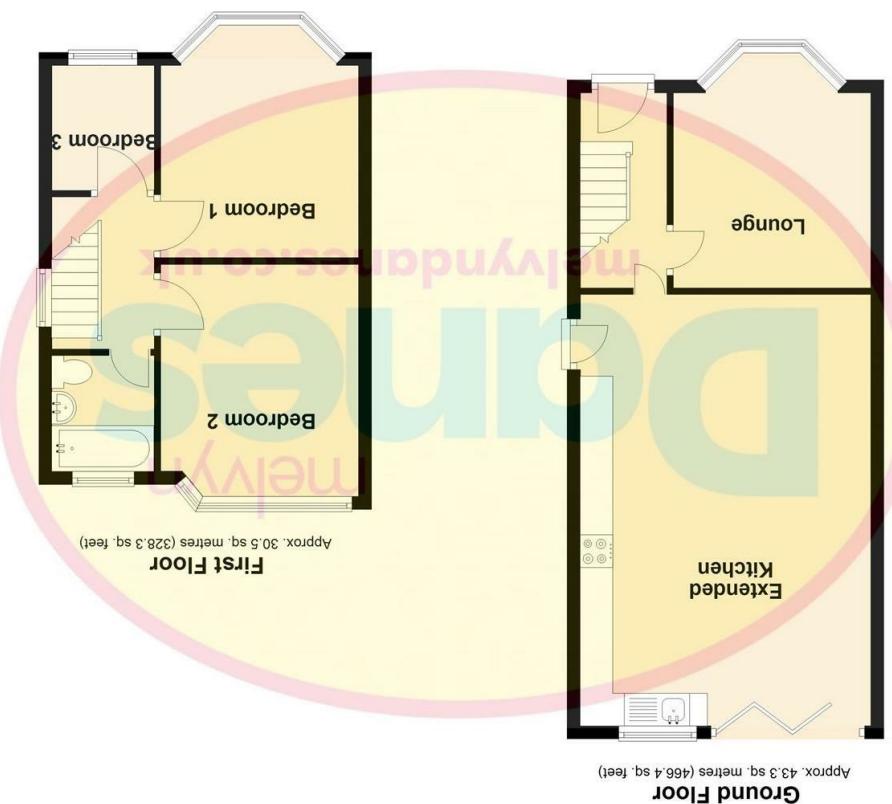


Guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



52 Charbury Crescency Yardley Birmingham B26 2LW

total area: approx. 73.8 sq. metres (794.6 sq. feet)



We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any duty to pay such fees.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and any omission may be subject to errors and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contractual agreement. Any specific purchaser should obtain written confirmation 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 independent legal advice before proceeding. The agent has not tested any apparatus, fixtures, fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

3GBDABND: We understand that the standard broadband speed at the property is around 8 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 checker.ofcom.org.uk on 9/1/2026. Actual service availability at the property speeds received may be different.