



Duncroft Road, Yardley

£229,950

- EXTENDED SEMI DETACHED HOUSE
- THROUGH LOUNGE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- GARDENS TO THE FRONT & REAR
- NO ONWARD CHAIN
- EXTENDED KITCHEN/DINER
- HOME OFFICE/NURSERY
- CENTRAL HEATING & DOUBLE GLAZING
- REAR PARKING

An extended semi detached house requiring some cosmetic improvement with NO ONWARD CHAIN. This property is a complete blank canvas and will make the perfect first time purchase. Located on a popular road in Yardley and near to a range of shops, facilities and transport links. Comprising entrance hall, through lounge and extended kitchen/diner to the ground floor. Upstairs there are two double bedrooms, a home office/nursery and the bathroom. Further benefiting from central heating, double glazing, gardens to the front and rear and rear vehicular access.

FRONT

The front garden is laid to lawn with a path leading to the storm porch with a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, power and light points and doors to:-

THROUGH LOUNGE

25'5 to bay x 9'6 max (7.75m to bay x 2.90m max)



Double glazed bay window to the front, two radiators, gas fireplace, laminate flooring, power and light points and UPVC double glazed French doors to:-

EXTENDED KITCHEN DINER

17'10 max x 14'8 max (I shaped room) (5.44m max x 4.47m max (I shaped room))



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless

steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted double electric oven/grill, inset gas hob with an extractor hood over and space and plumbing for other appliances. UPVC double glazed French doors to the rear garden, double glazed window to the rear, radiator, power and light points and door to:-

COVERED SIDE PASSAGE

Doors to the front and rear of the property, wall mounted boiler, power and light points

LANDING

Original stained glass window to the side, loft access, ceiling light point and doors to:-

BEDROOM ONE

12'9 max to bay x 9'10 max (3.89m max to bay x 3.00m max)



Double glazed half bay window to the rear, radiator, power and light points

BEDROOM TWO

12' max to bay x 9'9 max (3.66m max to bay x 2.97m max)



Double glazed bay window to the front, radiator, power and light points

HOME OFFICE/NURSERY

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

Double glazed window to the front, radiator, power and light points

BATHROOM

5'2 x 6'8 (1.57m x 2.03m)



Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail and ceiling spot lights

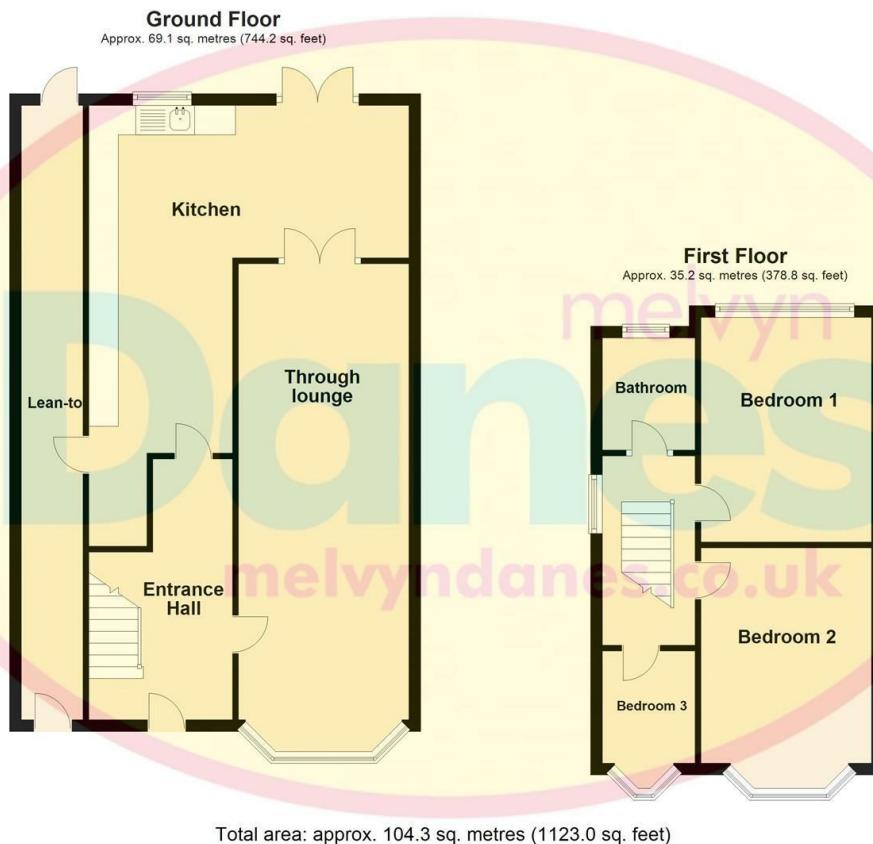
REAR GARDEN



The rear garden is mostly laid to lawn with shrub borders, fencing to the perimeters, hard standing for a car and a gated access onto the rear vehicular service road.

FLOOR PLAN

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.



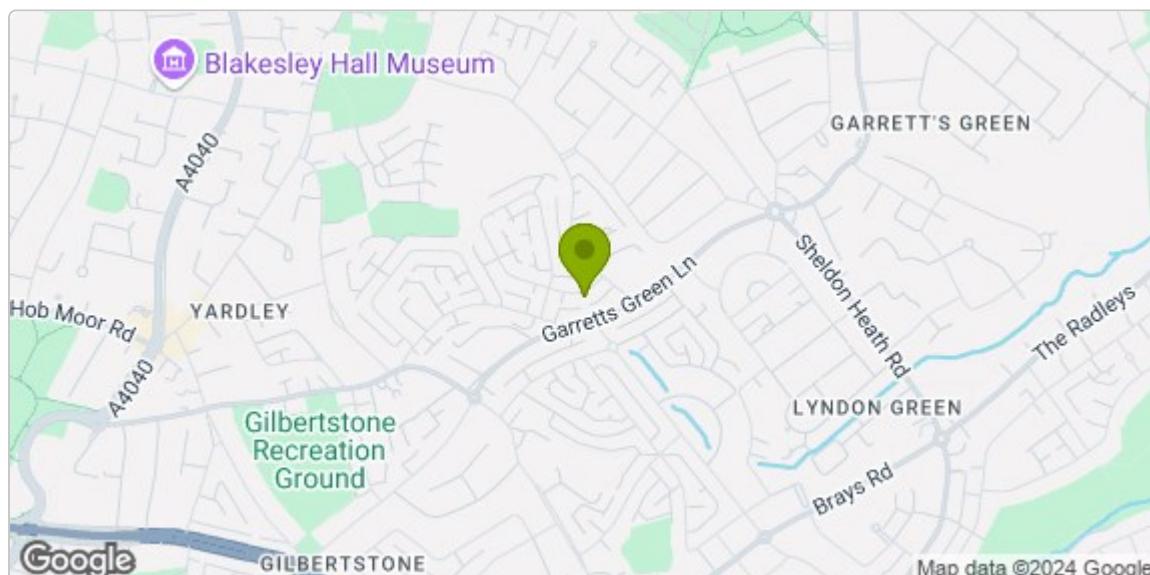
TENURE: We are advised that the property is FREEHOLD

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification 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 verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC