



# Cranfield Grove, Yardley

## Offers Over £260,000

- EXTENDED SEMI DETACHED
- TWO RECEPTION ROOMS
- BATHROOM
- DOUBLE GLAZING
- DRIVEWAY
- CUL DE SAC LOCATION
- EXTENDED KITCHEN
- 3 BEDROOMS
- CENTRAL HEATING
- REAR GARDEN

A well presented, extended semi detached house in a quiet cul de sac in Yardley. This property will make the perfect family home and is in a superb location near to a good range of shops, facilities and transport links. Comprising entrance hall, two reception rooms and extended dining kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway and pleasant rear garden.

### FRONT

Off road parking via tarmac driveway, with walls and shrub border and access to a double glazed door to:

### ENCLOSED PORCH

Hardwood door to:

### ENTRANCE HALL

Stairs to first floor, cupboard housing meters, double glazed opaque window to side, radiator, light point and doors to:

### RECEPTION ONE

**9'11 max x 13'01 into bay (3.02m max x 3.99m into bay )**



### RECEPTION TWO

**9'11 max x 12'04 (3.02m max x 3.76m)**



Double glazed sliding patio doors to kitchen area, radiator, power and light points

### KITCHEN

**15'03 max x 18'10 max (4.65m max x 5.74m max )**



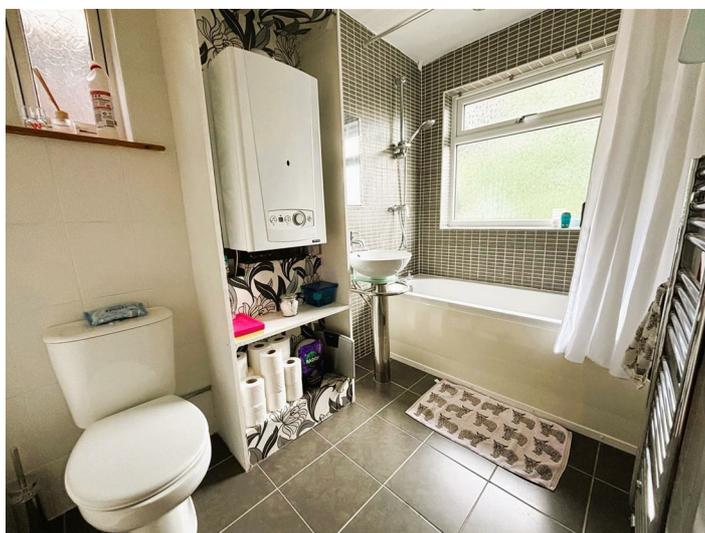
L shaped kitchen diner, fitted with a range of eye level. drawer and base units with a work surface over. Incorporating a stainless steel sink and drainer with mixer tap. Tiling to splash prone areas. Fitted electric oven, gas hob with a hood over. Space and plumbing for appliances. Tiled floor, double glazed UPVC door to side of property. Double glazed window and patio doors to rear garden.

### LANDING

Double glazed opaque window to side of property, power and lights and doors to:

### BATHROOM

**5'06 x 9 (1.68m x 2.74m)**



Re fitted with a modern white suite comprising a panelled bath with a bar shower, pedestal was basin and a low level flush WC. Tiling to full height, opaque double glazed window to rear, heated towel rail, ceiling spot lights and access to loft.

**BEDROOM ONE**  
**10 x 14'09 into bay (3.05m x 4.50m into bay)**



Double glazed window to rear, laminate flooring, radiator, power and light points

**BEDROOM TWO**  
**9'10 x 13'07 into bay (3.00m x 4.14m into bay )**



Double glazed window to front of property, laminate flooring, radiator, power and light points

**BEDROOM THREE**  
**5'09 x 7'08 (1.75m x 2.34m)**

Double glazed window to front, laminate flooring, radiator, power and light points

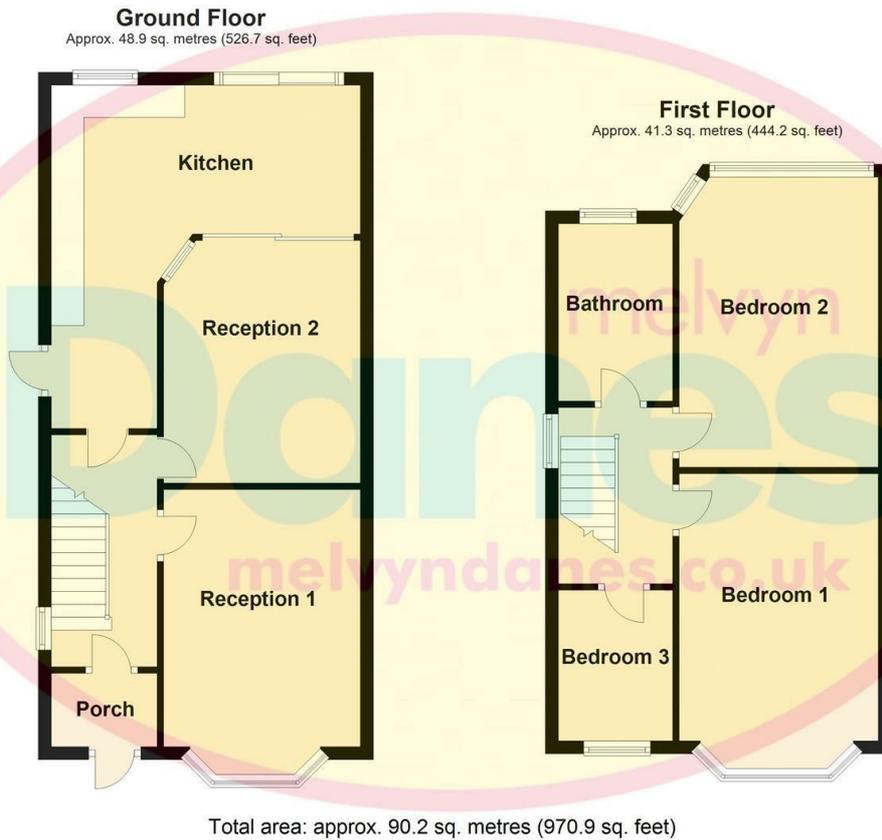
**REAR GARDEN**



The rear garden is mostly laid to lawn, with fencing to perimeters, gated access onto rear service road and side access to front of property

## 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.



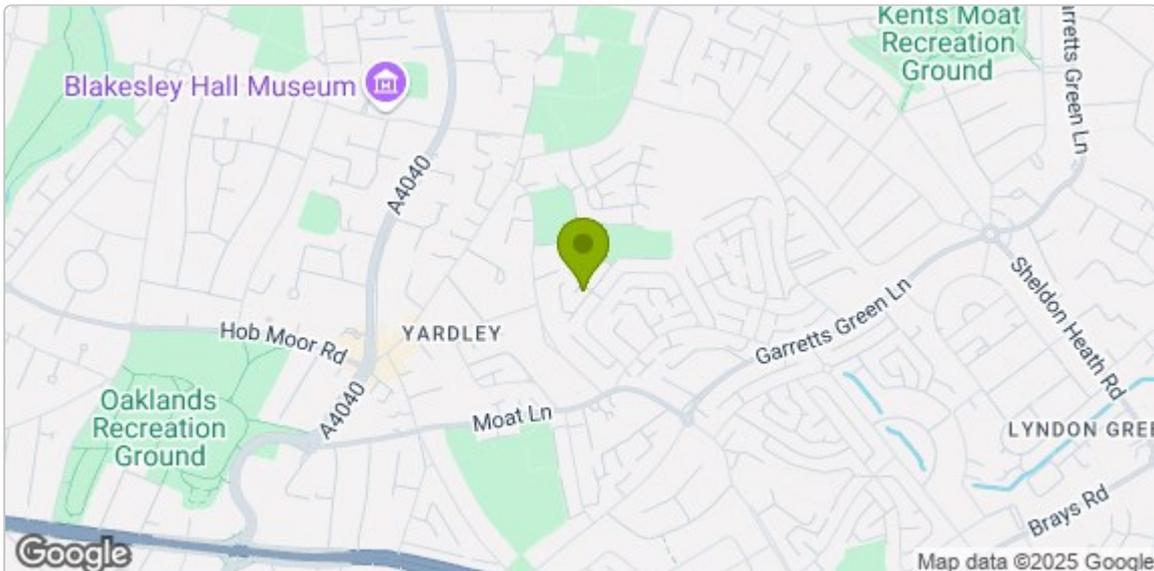
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** C

**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.



**Full Postal Address:**  
12 Cranfield Grove Yardley  
Birmingham B26 2LR

**Council Tax Band:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	