



Charlbury Crescent, Birmingham, West Midlands, B26

Asking Price: £220,000

Freehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Entrance Hall
Having a radiator, stairs leading to the 1st floor accommodation, access to an under stairs storage cupboard and doors leading off to:-

Dining Room
9'10" (3.0) x 11'8" (3.56) max into bay
Having a double glazed bay window to the front elevation, radiator, laminate wooden flooring and double doors which open up into:-

Extended Living Room
9'10" x 15'11" max (3m x 4.85m max)
Having a radiator, door into the entrance hall and double glazed sliding patio doors to the rear elevation with access into the Conservatory.

Kitchen
5'1" x 12'4" (1.55m x 3.76m)
A modern style fitted kitchen with a matching range of wall and base units with work surfaces over. There is a fitted electric hob and built in oven, a stainless steel sink and drainer unit, 2 double glazed windows to the side elevation, tiling to splash prone areas and a door to the rear elevation leading into:-

Conservatory
13'2" x 5'9" (4.01m x 1.75m)
Having double glazed windows to the rear elevation and double glazed double doors opening to to the rear garden.

1st Floor Landing
Having a frosted double glazed window to the side elevation and doors leading off to:-

Bedroom 1
10' (3.04) x 11'10" (3.6) max into bay
Having a double glazed bay window to the front elevation and a radiator.

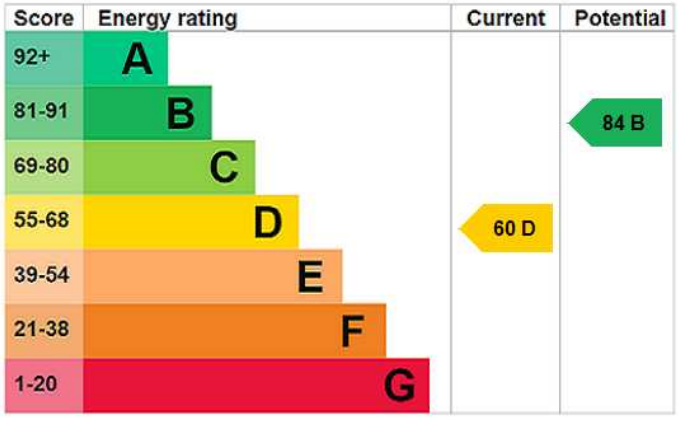
Bedroom 2
10' (3.04) x 11'6" (3.5) max into bay
Having a double glazed bay window to the rear elevation, a radiator and a cupboard housing the gas boiler.

Bedroom 3 (Box Room)









5'2" x 6'2" (1.57m x 1.88m)
Having a double glazed window to the front elevation and a radiator.

Bathroom
5'1" x 5'10" (1.55m x 1.78m)
Being fitted with a white suite comprising of a panel bath with shower over, wash hand basin, WC, tiled walls, a radiator and a frosted double glazed window to the rear elevation.

Rear Garden
Having a small patio area to the forefront and then having a lawn and fencing to the perimeter.

Front Garden
Being mainly set to lawn with a stepped path leading up to the front door.

Charges
Council Tax Band: B

EPC Rating: D

GROUND FLOOR

1ST FLOOR



3 BEDROOM SEMI

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Reeds Rains - Yardley
. Church Road, Yardley, Birmingham, B25 8UT

T: 0121 783 9909
E: yardley@reedsrains.co.uk
reedsrains.co.uk

The Reeds Rains branch at 124 Church Road, Yardley, Birmingham, West Midlands B25 8UT is operated by Mark Page Limited which is independently owned and operated under a Licence from Reeds Rains Limited. Mark Page Limited is registered in England within Company Number 06306019. Registered Office 124 Church Road, Yardley, Birmingham, West Midlands B25 8UT.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.