- A WELL PRESENTED TRADITIONAL SEMI DETACHED
- FAMILY LOUNGE
- EXTENDED KITCHEN/DINER
- TWO GOOD SIZED BEDROOMS
- WELL APPOINTED FIRST FLOOR FAMILY SHOWER ROOM

Shard End Crescent, Shard End, Birmingham, B34 7RE

£150,000

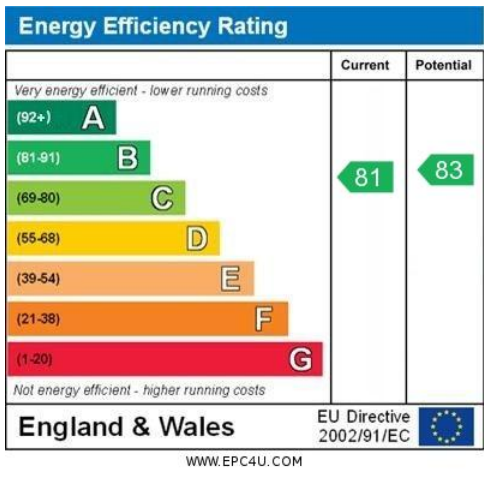






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*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed.

In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.



NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

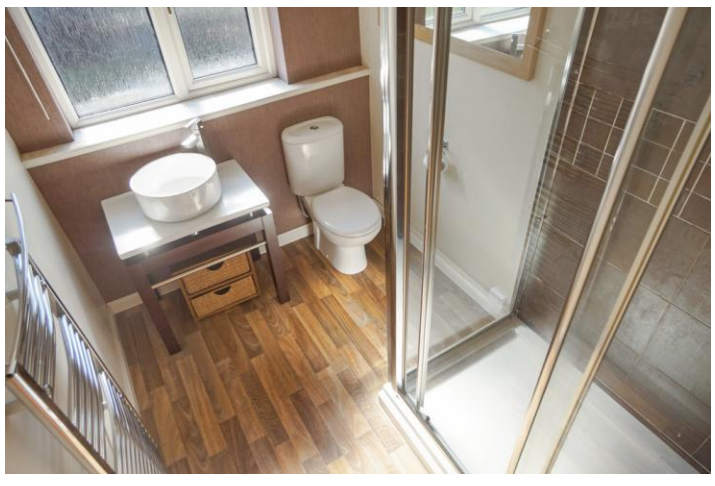


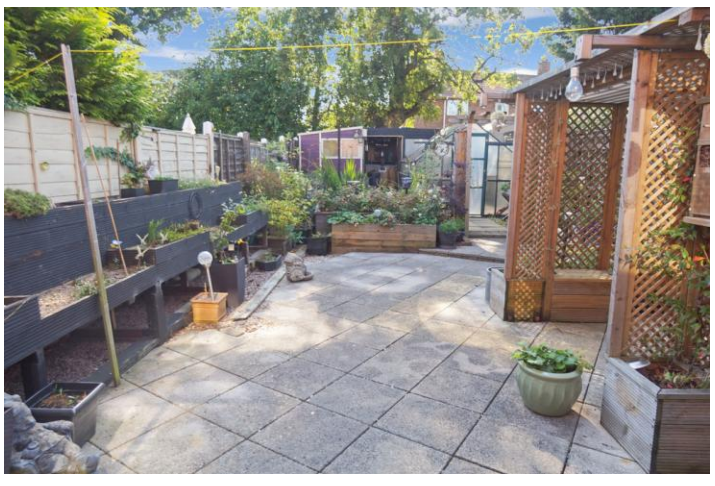
















Property Description

NO UPWARD CHAIN - This well presented extended traditional semi detached house occupies this popular residential location close to local amenities including local schools and shops with public transport on hand and transport links providing easy access into Birmingham City Centre and motorway connections.

The well presented accommodation briefly comprises:- Entrance porch, hallway, lounge, extended kitchen/diner, guest wc, landing, two good sized bedrooms and well appointed family shower room. Outside the property is set well back from the road behind a fore garden and driveway and to the rear is a low maintenance south facing rear garden. EARLY INTERNAL VIEWING OF THIS PROPERTY IS RECOMMENDED.

OUTSIDE To the front the property is set back behind a good sized fore-garden with a variety of shrubs and trees, shared cobble print driveway providing off road parking, pathway with shared gated access to the rear.

ENCLOSED ENTRANCE PORCH With double glazed entrance door with matching side screens.

LOUNGE 14' 1" into bay x 11' 2" (4.29m x 3.4m) Having chimney breast with fireplace with surround and raised hearth, walk-in double glazed bay window to front, useful under stairs storage and glazed door leading through to extended kitchen.

EXTENDED KITCHEN 15' max x 12' max 9' 7" min (4.57m x 3.66m) Having a range of wall and base units with work top surfaces over with inset fitted induction hob with built-in electric oven, fitted breakfast bar, inset sink unit with mixer tap and tiled splash back surrounds with cupboards and space and plumbing for washing machine below, space for dining table and chairs, double glazed door and window to rear, glazed double doors leading through to ground floor guest cloakroom.

GUEST CLOAKROOM Having a suite comprising low flush wc, half height wood panelling to walls.

FIRST FLOOR LANDING Approached via a staircase with balustrade passing opaque double glazed window to side with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 2" x 9' 10" (3.4m x 3m) Having chimney breast with cast iron fireplace, double glazed window to front, opening to useful storage with further opaque double glazed window to front.

BEDROOM TWO 11' 8" x 8' 2" (3.56m x 2.49m) With double glazed window to rear, laminate flooring, range of built-in wardrobes.

FAMILY SHOWER ROOM Being re-appointed with a contemporary white suite comprising wash hand basin set on pedestal with chrome mixer tap, low flush wc, full tiled enclosed double shower cubicle with electric shower over and glass sliding door, chrome ladder heated towel rail, opaque double glazed window to rear elevation.

OUTSIDE To the rear is a good sized low maintenance south facing rear garden with paved patio, with raised planted borders, timber framed gazebo, gated access to front. There are two timber framed garden sheds, raised astro turfed seating area, green-house and shared gated access to front.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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