



**Offers In The Region Of £229,950**

**Packington Avenue, Shard End, Birmingham, B34 7QY**

**\*\* NO UPWARD CHAIN \*\* SEMI-DETACHED \*\* THREE BEDROOMS \*\* DETACHED GARAGE \*\***

**\*\*\*\*\* UNFORTUNATELY RETURNED BACK TO MARKET \*\*\*\*\***

This semi-detached property offers a great size family home with further potential (subject to the relevant permissions being granted) The property currently offers a private DRIVEWAY to the front, enclosed entrance porch, welcoming open style entrance hallway with storage, through lounge, and a kitchen/dining room with further storage cupboards. To the first floor there are THREE BEDROOMS, a great size family bathroom and a separate WC. The rear garden is a great size, low maintenance area extending round to the side of the property. There is also an En-Bloc detached garage to the rear of the property accessed via a communal driveway area. Energy Efficiency Rating:- Awaiting

### **Approach**

The property is approached via the communal access point for the side communal driveway allowing access to the rear en-bloc garages. This also give access to:-

### **Front Garden/Private Driveway**

Paved front garden/driveway area with a low wall border to the front, double access gates to the rear allowing vehicular access to the rear garden area. Mature shrubbery and flower bed borders to the front and to one side, double glazed windows either side of the double glazed door allowing access to:-

### **Entrance Porch**

**10'11" x 9' (3.33m x 2.74m)**

Enclosed entrance porch with a ceiling mounted light, Quarry style tiling to the floor area, exposed brick walls to either side and wood effect panelling below the windows set either side of the door allowing access to:-

### **Entrance Hallway**

**10'11" x 9' (3.33m x 2.74m)**

Stairs rising to the first floor landing are with open space below, storage cupboard to the bottom of the stairs housing the fuse box and utility meters, and a radiator. Doors to:-

### **Through Lounge**

**24'10" x 11'11" max 7'11" min (7.57m x 3.63m max 2.41m min )**

Window to the front, radiator, and a brick effect hearth. Double glazed windows either side of the double glazed French doors allowing access to the rear garden area.

### **Kitchen/Dining Room**

**12'8" x 10'11" (3.86m x 3.33m)**

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Partly tiled walls, an integral Logic washing machine, and a wall mounted boiler. Double glazed window to the rear, and two storage

cupboards to one side with shelving, tile effect flooring, and a light/double socket in one of them , and a single socket in the other.

### **FIRST FLOOR**

#### **Landing**

**16'7" x 3'6" + entry areas (5.05m x 1.07m + entry areas)**

Double glazed window to the side and doors to:-

#### **Bedroom One**

**12'4" x 12' (3.76m x 3.66m)**

Double glazed window to the front.

#### **Bedroom Two**

**12'4" x 10'11" (3.76m x 3.33m)**

Double glazed window to the front, radiator, and a built in storage/wardrobe area also housing the loft hatch access area.



### Bedroom Three

12'2" max 5'2" min x 11'4" max 6'5" min  
(3.71m max 1.57m min x 3.45m max 1.96m min)

Double glazed window to the rear, and a radiator.

### Bathroom

8'4" x 7'10" (2.54m x 2.39m)

Suite comprised of a panelled cast bath with a mixer tap shower over, and a pedestal wash hand basin. Partly tiled walls, radiator, shaver point, and a double glazed window to the rear.

### WC

5'4" x 2'8" (1.63m x 0.81m)

Low flush WC, partly tiled walls and a double glazed window to the rear.

### OUTSIDE

#### Rear Garden

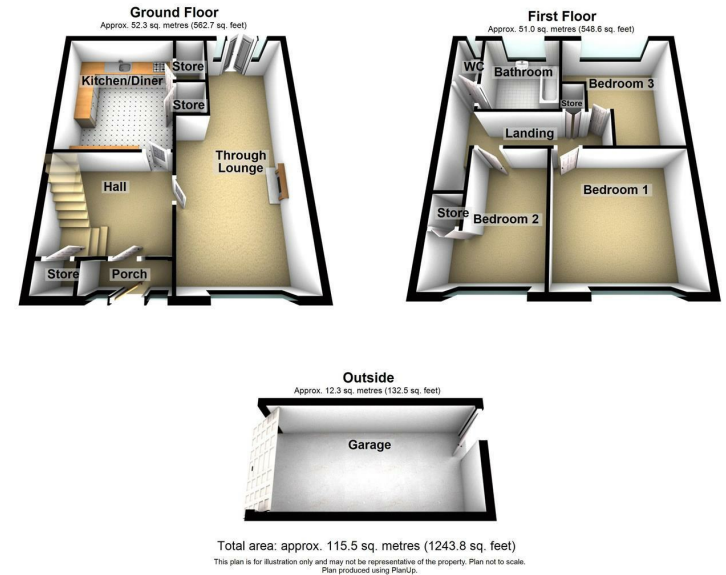
Paved rear garden with decorative stepping stone and gravel flower bed areas. paved side garden area allowing vehicular storage via the double access gates or potential to extend (subject to the relevant planning permissions) Decorative wooden Gazebo to the rear of the

garden area, and flower beds to the sides. Mixture of wall and fence borders, outside tap, security light, and direct access to the garage area

### En-Bloc Detached Garage

16'11" x 8'3" (5.16m x 2.51m)

The garage is accessed via the shared driveway to the left hand side of the property and is situated in a block of four. The garage has an up and over door for access via the communal driveway and a personal door to the opposite side allowing direct access to the rear garden area.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(28-34) <b>E</b>		
(21-38) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2006/91/EC	