

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Pencroft Road, Shard End, Birmingham, B34 6SP

Offers Over £220,000



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Pencroft Road, Shard End, Birmingham, B34 6SP

- No Upward Chain
- Three Bedrooms
- Out-Spanning Rear Garden
- Set Back from the Road
- Kitchen/Dining Room
- Lounge to the Front
- Utility Room
- Upstairs Bathroom

EPC Rating

Current: C
Potential: B

Council tax band

Band = B

**** NO UPWARD CHAIN ** THREE BEDROOMS ** FAMILY SIZE REAR GARDEN ** GUEST WC ****

This semi-detached property is being offered with NO UPWARD CHAIN and consists of a private front garden area, entrance hallway, lounge to the front, and a kitchen/dining room to the rear. Side entrance/storage area which leads to a guest WC and utility room, and an OUT-SPANNING FAMILY SIZE REAR GARDEN. To the first floor there are THREE BEDROOMS and a family bathroom with a separate shower cubicle incorporated.
Energy Efficiency Rating:- Awaiting

Approach

The property is approached via the further driveway/road area which feeds the L-shape of houses set back from the road. Opening from the communal area into:-

Front Garden

Privet and fence border to the front set opposite sides of the shared paved pathway allowing access to the front garden area consisting of a garden laid mainly to lawn with a further fence border to one side. Double glazed door leading to:-

Entrance Hallway

13'3" x 6'4" (4.04m x 1.93m)

Stairs rising to the first floor landing area with open space below, radiator, wood effect flooring, and a storage cupboard housing the fuse board and utility meters. Doors to:-

Lounge

15' x 11'1" (4.57m x 3.38m)

Three double glazed windows to the front, radiator, and wood effect flooring.

Kitchen/Dining Room

21'9" x 9'9" max 7'7" min (6.63m x 2.97m max 2.31m min)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit Zanussi oven with a Hotpoint four ring hob over and Zanussi extractor above. Partly tiled walls with tiled window sills, wood effect flooring, Plumbing for a dishwasher, radiator, tile effect flooring, two double glazed windows to the rear and a set of double glazed French doors also to the rear allowing access to/from the rear garden area.

Further double glazed door to the side into:-

Side Entry/Storage

15'2" x 5' (4.62m x 1.52m)

Gated door access to the front into the front garden area, paved flooring, exposed brickwork and a double glazed door to the side allowing access to the rear garden area. Further internal door to the rear into:-

Utility/WC

5'5" x 5' (1.65m x 1.52m)

Floor standing base unit with a work surface over incorporating a stainless steel effect sink and drainer unit inset, electric supply, lighting, wall mounted boiler and a low flush WC.

FIRST FLOOR

Landing

Loft access via the hatch area, and a double glazed window to the side.

Bedroom One

12'11" x 10'9" (3.94m x 3.28m)

Double glazed window to the front, and a radiator.

Bedroom Two

13'11" x 10'5" (4.24m x 3.18m)

Double glazed window to the rear, and a radiator.

Bedroom Three

8'7" x 7'8" (2.62m x 2.34m)

Double glazed window to the front, radiator, and a built in storage cupboard over the stairs.

Bathroom

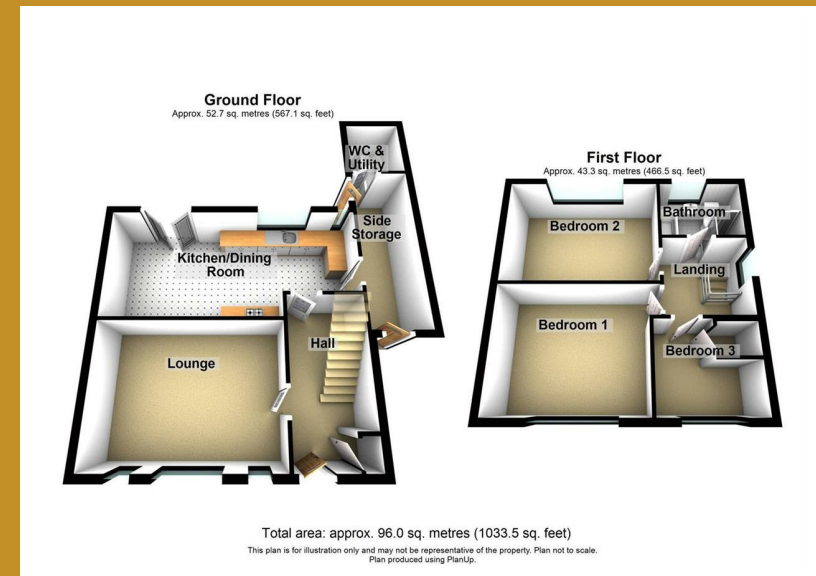
7'7" x 5'7" (2.31m x 1.70m)

Suite comprised of a shower cubicle with a boiler fed shower inset, panelled bath with a mixer tap shower, low flush WC and a pedestal wash hand basin. Partly tiled walls, radiator, tile effect flooring., and a double glazed window to the rear.

OUTSIDE

Rear Garden

The rear garden is out-spanning and offers a great size family garden area consisting of a mixture of wall and fence borders surrounding a garden laid mainly to lawn with mature shrubbery in parts



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 88 | Very environmentally friendly - lower CO ₂ emissions |
| (81-91) B | | | (92 plus) A |
| (69-80) C | 72 | | (81-91) B |
| (55-68) D | | | (69-80) C |
| (39-54) E | | | (55-68) D |
| (21-38) F | | | (39-54) E |
| (1-20) G | | | (21-38) F |
| Not energy efficient - higher running costs | | | (1-20) G |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |
| | | | EU Directive 2002/91/EC |
| | | | |



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