





**Offers Over £230,000**

**Rowington Road, Shard End, Birmingham, B34 7NP**

**\*\* WELL PRESENTED \*\* DRIVEWAY \*\* THREE BEDROOMS \*\* UTILITY \*\* DOWNSTAIRS WC \*\***

This mid-terrace property has been modernised throughout to a good standard and offers a great family home. The property has a DRIVEWAY for two vehicles to the front, an entrance hallway, THROUGH LOUNGE with access to the rear garden, a MODERN KITCHEN which is open plan to the UTILITY ROOM. There is a downstairs WC in progress currently to the rear of the utility room. To the first floor there are THREE BEDROOMS all with built in wardrobes/storage areas and a family bathroom. VIEWING IS HIGHLY RECOMMENDED to appreciate the condition and size of this family home. Energy Efficiency Rating:- Awaiting

### **Front Garden/Driveway**

Composite fence to one side, and a low wall border to the other side of the block paved driveway providing off road parking for two vehicles. Shared access entrance area between the neighbouring property leading to the utility area. Double glazed door to:-

### **Entrance Hallway**

**12'7" x 5'11" (3.84m x 1.80m)**

Stairs rising to the first floor landing area with an open space below. Wood effect flooring, spotlights inset to the ceiling area, radiator with a decorative cover. Storage cupboard housing the utility meters and doors to:-

### **Through Lounge**

**25'11" into bay 23'5" to wall x 11'6" max 8'4" min (7.90m into bay 7.14m to wall x 3.51m max 2.54m min)**

Double glazed bay window to the front, radiator with a decorative cover over, decorative coving finish, and wood effect flooring. Partly wooden panelling to the

walls with a decorative dado rail finish. Tiled chimney breast area creating a decorative stone/slate area with a modern decorative flame effect electric fire inset, and double glazed French doors to the rear allowing access to the rear garden area. NB there is no issue with the walls we have blanked over family photos to one wall)

### **Kitchen**

**11'6" max 7'9" min x 8'11" (3.51m max 2.36m min x 2.72m )**

Range of modern wall mounted and floor standing base units with a butchers block work surface over incorporating a stainless steel effect oval sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit dishwasher, and an extractor over the cooker area. Partly tiled chequered design walls with a decorative chrome effect trim extending over the window sill area. High gloss cream tiling to the floor area, modern style vertical column design radiator, and a double glazed window to the rear. Spotlights inset to the ceiling area, open plan through to:-

### **Utility Room**

**11' x 6'10" max 4'1" min (3.35m x 2.08m max 1.24m min)**

Matching wall and base units to the kitchen area with Butchers block work surface over, partly tiled chequered design to the walls with a decorative chrome trim, high gloss tiled flooring, and spotlights inset to the ceiling area. Plumbing for a washing machine, double glazed window to the side, double glazed door to the side into the shared entrance area, and double glazed French doors to the side into the rear garden area. Internal door to the rear into:-

### **Downstairs WC (in progress)**

**6'9" x 4'1" (2.06m x 1.24m)**

Suite comprised of a low flush WC, and a was hand basin inset to a vanity unit providing storage below. Partly tiled walls, tiling to the floor area, spotlights inset to the ceiling area and a double glazed window to the side.

### **FIRST FLOOR**







### Landing

Spotlights inset to the ceilign area, storage cupboard to the top of the stairs and loft access via the hatch area.

### Bedroom One

10'10" x 10'9" (3.30m x 3.28m)

Double glazed window to the front, radiator, wood effect flooring, decorative panelling to the wall behind the bed area, and built in wardrobe with double door access.

### Bedroom Two

11'8" x 10'1" (3.56m x 3.07m)

Double glazed window to the rear, radiator, wood effect flooring, and a built in open fronted wardrobe area.

### Bedroom Three

8' x 7'6" (2.44m x 2.29m)

Double glazed window to the front, radiator, wood effect flooring and a built in storage cupboard situated over the staircase area with an open alcove to the side.

### Bathroom

7'10" x 5'5" (2.39m x 1.65m)

Suite comprised of a panelled bath with a mixer tap over, boiler fed

shower over and a concertina shower cubicle to the side. Low flush WC, and a wash hand basin inset to a vanity unit with storage below. Tiling to the walls with a decorative chrome effect trim, wood effect flooring, ladder style radiator, and a double glazed window to the rear.

### OUTSIDE

### Rear Garden

Tapering rear garden with a raised decked patio area leading to a garden laid mainly to lawn. Fence and wall borders surrounding and a decorative balustrade divide.

