



Offers In The Region Of £220,000

Nearmoor Road, Shard End, Birmingham, B34 7QE

**** NO UPWARD CHAIN ** DRIVEWAY ** THREE BEDROOMS ** KITCHEN/DINING ROOM ****

This property is being offered with NO UPWARD CHAIN, and consists of a driveway to the front, enclosed entrance porch, entrance hallway, lounge to the front, and a kitchen diner to the rear. There is also a built-in side entrance area with storage. To the first floor there are THREE BEDROOMS, a bathroom and a separate WC. The property has recently been refurbished with a modern kitchen and bathroom installed. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Paved driveway providing off road parking with a block paved edging surrounding, decorative lawn areas either side of the driveway with a low wall retaining raised flower bed to the end of the lawn areas. Shared paved pathway leading to the open shared entrance/bin storage area, and also to the double glazed door to:-

Entrance Porch

3'5" x 3'8" (1.04m x 1.12m)

Enclosed entrance porch with a double glazed window to the side, storage cupboard to the other side, ceiling mounted light, and a further double glazed door to:-

Entrance Hallway

13'7" x 5'9" (4.14m x 1.75m)

Stairs rising to the first floor landing area with open space below, storage cupboard housing the utility meters, radiator and doors to:-

Lounge

13'5" x 11'5" (4.09m x 3.48m)

Double glazed window to the front, decorative coving finish to the ceiling area, dado rail to the walls and a radiator.

Kitchen/Dining Room

17'5" x 7'8" (5.31m x 2.34m)

DINING ROOM AREA :- Decorative coving finish to the ceiling, wall mounted boiler, a radiator, and a double glazed window to the rear.

KITCHEN AREA :- Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Appliances built in consist of an under unit oven with a gas hob over and a stainless steel effect extractor over. Partly tiled walls, wood effect flooring, plumbing for a washing machine, a double glazed window to the rear an under stairs storage cupboard and a double glazed door to the side into:-

Built-In Side Entrance Area

12'6" x 2'11" (3.81m x 0.89m)

Double glazed door to the front leading to/from the shared covered entrance area, door to the rear into a storage cupboard and a further door to the side allowing access to the rear garden area.

FIRST FLOOR

Landing

Two storage cupboards, and a loft access hatch area. Doors to:-

Bedroom One

11'3" x 9'6" (3.43m x 2.90m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling area, and built in/fitted wardrobe to one wall with double sliding access doors.

Bedroom Two

9'11" x 7'11" (3.02m x 2.41m)

Double glazed window to the front, and a radiator.



Bedroom Three

6'10" x 6'4" (2.08m x 1.93m)

Double glazed window to the front, radiator, and a storage cupboard situated over the stairs with double access doors.

Bathroom

6'2" x 5'6" (1.88m x 1.68m)

Suite comprised of a panelled bath with a mixer tap shower over, and a pedestal wash hand basin. Panelling to the walls with a chrome effect trim, wood effect flooring, ladder style radiator, and a double glazed window to the rear.

Separate WC

5'6" x 2'8" (1.68m x 0.81m)

Low flush WC, radiator, panelling to the walls with a chrome effect trim, coving finish to the ceiling area, wood effect flooring and a double glazed window to the rear

OUTSIDE

Rear Garden

Paved patio area leading to a paved pathway divide to the garden laid mainly to lawn, a low wall divide with a space between leading to a

further garden laid mainly to lawn and raised low wall retaining flower bed to one side. Fence perimeter, and a brick built storage area.

FURTHER INFORMATION

The property has been refurbished throughout
Carpets are due to be fitted in the lounge and upstairs bedrooms.

