



£220,000

**Buckland End, Shard End,
Birmingham, B34 6LB**

- Mid Terrace House
- Two/Three bedrooms & Dressing Room
- Non Standard Construction Property
- Internal Viewing Recommended
- Kitchen/Dining Area
- Block Paved Frontage
- First floor Bathroom
- Guest W.C
- Rear Garden
- Energy Rating D

EPC Rating

Current: D
Potential: C

Council tax band

Band = B

* MID TERRACE HOUSE ** TWO/THREE
BEDROOMS & DRESSING ROOM *
POPULAR LOCATION * 360 VIRTUAL TOUR
AVAILABLE **

This NON STANDARD CONSTRUCTION
PROPERTY is an ideal family home that
has been updated and ready to move
into!

CALL OUR CASTLE BROMWICH OFFICE
ON 0121-748-7272 FOR A VIEWING.
Accessed via a block paved frontage the
property comprises: entrance porch, hall,
Guest W.C, FAMILY KITCHEN/DINER,
LOUNGE and a low maintenance rear
garden to the ground floor. To the first
floor there are TWO/THREE BEDROOMS
(as the original second bedroom has been
divided into two areas) with a DRESSING
ROOM and FAMILY BATHROOM.
The property benefits from central
heating and double glazing where
specified.

Energy Performance Certificate D

APPROACH

The property is accessed via the public
footpath and leading to:-

Block Paved Frontage

A block paved frontage with timber
fenced perimeter and gates leading to
the double glazed entrance porch:-

Entrance Porch

A double glazed door with double glazed
windows to front and side. Tiling to the
floor area and storage units. Additional
double glazed door leading to:-

Hallway

Stairs to first floor landing. Radiator.
Under stairs storage cupboard. Tiled
flooring. Doors giving access to ground
floor accommodation:-

Guest W.C

Suite comprises of a wash basin with
storage underneath and a low flush WC.
Tiling to the walls and floor area. Obscure
window to the front.

Kitchen/Dining Area

13'6" x 9'11" (4.11m x 3.02m)

A range of wall and base units with work
surfaces over incorporating a stainless
steel, sink and drainer unit with mixer tap
over. Appliances include a gas hob with
separate electric, double oven and
extractor canopy over. Integrated fridge
and freezer. Plumbing for a washing
machine. Part tiling to the walls. Tiling to
the floor area. Radiator. Double glazed
bow window to the front.

Lounge

15'9" x 15'8" (4.80m x 4.78m)

Radiators. Feature chimney breast with decorative electric fire. Double glazed sliding doors to the rear allowing access to the garden.

FIRST FLOOR

Landing

Ceiling spotlights. Storage cupboard. Doors giving access to first floor accommodation:-

Bedroom One

13'7" x 9'11" (4.14m x 3.02m)

Double glazed window to the front. Ceiling spotlights. Ceiling loft hatch.

Bedroom Two (Area One)

9'10" x 8'8" (3.00m x 2.64m)

Radiator. Ceiling spotlights. Additional door leading into:

Bedroom Two (Area Two)

9'11" x 6'7" (3.02m x 2.01m)

Double glazed window to the rear. Ceiling spotlights.

Dressing Room

11'7" x 5'9" (3.53m x 1.75m)

Double glazed window to the rear and radiator. Ceiling spotlights. Storage units.

Family Bathroom

Suite comprises of a panelled bath with a boiler fed, shower over, wash basin with storage underneath and low flush WC. Heated towel rail. Ceiling spotlights. Tiling to the walls and floor area. Obscure double glazed window to the front.

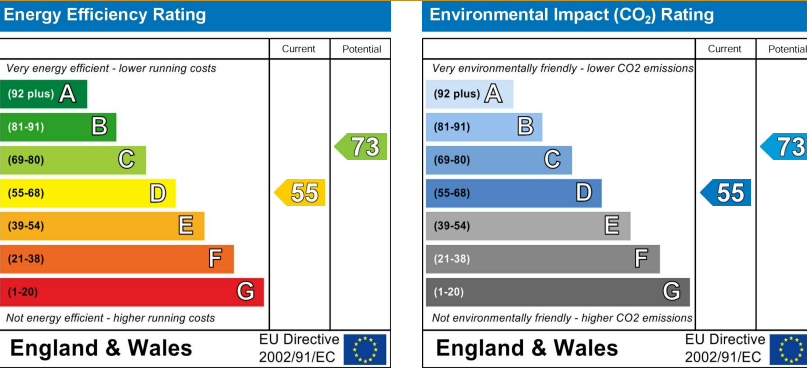
OUTSIDE

Rear Garden

Timber fence perimeter with rear gate access. The rear garden has artificial lawn with paved patio areas and pathway with decorative stone. Wooden summer house.

Additional Information

We understand the property is a Non Standard Construction-Bison by Maxim A concrete panelled dwelling. This property is suitable for mortgage purposes but please check with your broker or Bank/Building Society.





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