





## Offers Over £220,000

### Packington Avenue, Shard End, Birmingham, B34 7RU

**\*\* IMMACULATE THROUGHOUT \*\* LOFT SPACE \*\* EXTENDED \*\* TWO DOUBLE BEDROOMS \*\***

If you are looking for a property that requires no work then this could be the one for you. The property is well presented throughout and offers a LANDSCAPED front garden, enclosed entrance porch, entrance hallway, lounge, EXTENDED KITCHEN/DINING AREA, a side entrance allowing direct access to the rear garden area which is also low maintenance and has the benefit of a SUMMER HOUSE. To the first floor there are TWO DOUBLE BEDROOMS, and a family bath room. The current owners utilise the loft space as an occasional area via the pull down ladder. Energy efficiency rating:- awaiting

#### Approach

The property is set back from the road and is accessed via the public footpath, the front access can be via the shared entrance gate to the side of the property leading to an side opening into the front garden or the private access gate allowing direct access to:-

#### Front Garden

Low wall borders with a decorative open design fence inset between the pillars surrounding the front garden area which is laid over three tiers. The top tier consists of a paved area with self contained box flower beds creating a divide with steps in between leading to the middle tier. The middle tier consists of a further paved area with an open fence divide, decorative stone effect base to a wooden seating area, and steps leading to the lower tier. The lower tier consists of a further paved area with decorative stone bases to a covered seating area below the decorative canopy to the side of the entrance porch. Opening to the side of the lower tier area leading back to the shared covered side entrance area which in turn leads to an access gate/door through to the private garden area. Double glazed door to the front of the property allowing access to:-

#### Entrance Porch

**7'7" x 2'3" (2.31m x 0.69m)**

Enclosed entrance porch with double glazed windows to either side of the front door area extending to either side of the porch area. Wood effect flooring, spotlights inset to the ceiling area, electric supply, and a composite door giving access and leading through to:-

#### Entrance Hallway

**11' x 5'7" (3.35m x 1.70m)**

Stairs rising to the first floor landing area with storage below, further storage cupboard housing the utility meters. Vertical flat column design radiator with a mirror inset, wood effect flooring, and doors to:-

#### Lounge

**15'2" x 11'4" (4.62m x 3.45m)**

Double glazed window to the front, vertical flat column design radiator, decorative fireplace area with a sleeper style beam over. Wood effect flooring. NB please not the family are moving due to needing more space hence the bed being present in the lounge area.

#### Kitchen Area

**17'6" x 9'6" max 5'4" min (5.33m x 2.90m max 1.63m min )**

Range of cream high gloss wall mounted and

floor standing base units with a cream work surface over incorporating a sink and drainer unit with a mixer tap over. Appliances built in consist of two Zanussi ovens (one above the other) a Zanussi Induction hob with a glass splash back to the walls, and a glass effect extractor above. Further units to one wall able to house an American Fridge freezer (not remaining with the sale) with a shelf above. Wood effect upstands to the walls in place of tiles, convenient coffee/tea area to one alcove corner, and wood effect flooring. Spotlights inset to the ceiling area, plumbing for a washing machine, and opening between the units creating an entrance area through to:-

#### Dining/Seating Area

**15'3" x 10'4" (4.65m x 3.15m)**

Wood effect work surfaces with storage below, and open display shelving, extending to create a breakfast bar to one side. Flat column design radiator, two suspended lights from the ceiling area, and wood effect flooring. Single double glazed door to the rear and a triple set of bi-fold doors also to the rear allowing the rear of the property to be opened up to the rear garden area

#### FIRST FLOOR







Landing

Storage cupboard to one side of the top of the stairs area, with a further storage cupboard between the two bedroom areas, loft access via an enlarged loft hatch with a pull down ladder. Doors to:-

Bedroom One

14'8" x 9'9" (4.47m x 2.97m)

Two double glazed windows to the front, walk in wardrobe situated over the stairs area, wood effect flooring, and a flat column design radiator with a mirror inset.

Bedroom Two

11'5" x 11'2" (3.48m x 3.40m)

Double glazed window to the rear, flat column design radiator, wood effect flooring and a fitted wardrobe with a single door access.

Bathroom

9'1" x 5'5" (2.77m x 1.65m)

Suite comprised of an L-shape panelled bath with a L-shaped shower screen to the side and a boiler fed rain fall shower over with a further detachable shower head inset. Concealed flush WC and wash hand basin both inset to a vanity unit providing storage below. Column design radiator, spotlights inset to the ceiling area, wood effect flooring, and an extractor to the wall. Stone effect walls, flat column design radiator, spotlights inset to the ceiling, wood effect flooring, tiling to splash prone areas, and two double glazed windows to the rear.

LOFT SPACE

12' x 10'3" (3.66m x 3.12m)

The loft space is currently being used as an occasional room, there is a double glazed Velux window to the rear, panelling to the walls extending into the alcove area, spotlights to the ceiling area, storage into the eaves towards the front and rear of the property

OUTSIDE

Rear Garden

The rear garden is a low maintenance area made up of paved and decked areas, decorative up and down lights either side of the bi-fold doors on the rear of the property.

Side Entrance

Double electrical socket, opening to the rear, shelving to the side and an access gate allowing access direct to the front garden area.

Summer House & Outbuildings

Timber summer house with double access doors, windows either side of the access doors, and a further window to the side. Open shelving storage unit to one side of the summer house. Two timber sheds for storage both with double access doors.

