



## Offers Over £220,000

### Pithall Road, Shard End, Birmingham, B34 7PT

**\*\* NO UPWARD CHAIN \*\* THREE DOUBLE BEDROOMS \*\* REAR ACCESS \*\* DRIVEWAY \*\***

This THREE BEDROOMS mid-terrace property is being offered with no UPWARD CHAIN. The property consists of a DRIVEWAY for multiple vehicles, entrance hallway, lounge area leading to a dining room, and a timber CONSERVATORY. The property also benefits from a kitchen, built-in private side entrance area leading to a downstairs WC, and allowing access to the rear garden area. To the first floor there are THREE DOUBLE BEDROOMS, and a family bathroom. The rear garden is set over two areas and has rear access via a shared driveway area. Energy Efficiency Rating:- D

#### Front Garden/Driveway

Block paved driveway for multiple vehicles with decorative slate covered flower beds to either side, mature shrubbery to one side within the flower bed area and a paved pathway to the other side allowing shared access to the shared entrance area. Double glazed door leading to:-

#### Entrance Hallway

**12' x 5'10" (3.66m x 1.78m)**

Stairs rising to the first floor landing area with storage cupboard below, and a further storage cupboard housing the utility meters. Radiator, decorative coving finish to the ceiling area, wood effect flooring and doors to:-

#### Lounge

**12'9" x 11'5" (3.89m x 3.48m)**

Double glazed window to the front, decorative coving finish to the ceiling, and a radiator. Modern style fire surround with a coal and flame effect electric fire inset. Partly glazed window panels either side of partly glazed French doors allowing access to:-

#### Dining Room

**8'10" x 8'6" (2.69m x 2.59m)**

Radiator, decorative coving finish to the ceiling area, and wood effect flooring. Double glazed windows either side and at matching height to a set of double glazed French doors to the rear allowing access to:-

#### Conservatory

**9'8" x 7'1" (2.95m x 2.16m)**

Timber conservatory with windows to either side and to the rear (some opening windows inset) wood effect flooring, a radiator, and a set of double doors to the rear allowing access to/from the rear garden area

#### Kitchen

**8'4" x 8' (2.54m x 2.44m)**

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. Partly tiled walls, tile effect flooring, decorative coving finish to the ceiling area

and a double glazed window to the rear. Double glazed door to the side allowing access to:-

#### Side Entrance Area

**12'11" x 5'8" max 3'6" min (3.94m x 1.73m max 1.07m min)**

Timber style door to the front allowing access to/from the shared open entrance area, tile effect flooring and a double glazed door to the side allowing access to the rear garden area. Range of wall and floor standing base units with a work surface over, and an internal door to the rear leading to:-

#### Downstairs WC

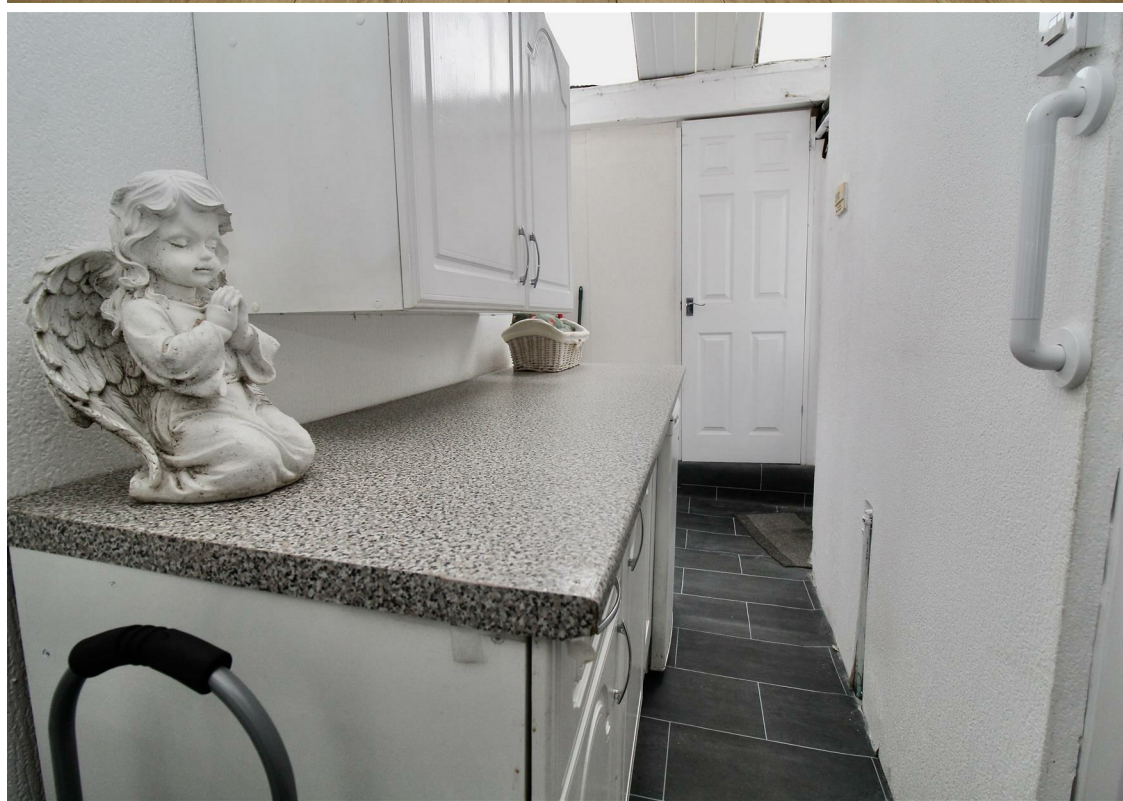
**6'1" x 4'10" (1.85m x 1.47m)**

Low flush WC, plumbing for a washing machine, partly tiled walls, tile effect flooring and a window to the side.

### FIRST FLOOR

#### Landing

Storage cupboard, loft access via the hatch area, and a decorative coving finish to the ceiling. Doors to:-



### Bedroom One

14'10" x 9'10" (4.52m x 3.00m )

Two double glazed windows to the front, built in wardrobe/storage with double access doors situated over the stairs. Radiator, decorative coving finish to the ceiling area, and shelving inset to an alcove at the side of the chimney breast area.

### Bedroom Two

11'6" x 9'9" + entry area (3.51m x 2.97m + entry area)

Double glazed window to the front, radiator, decorative coving finish to the ceiling area and a built in storage area with double access doors.

### Bedroom Three

12'4" x 7'5" (3.76m x 2.26m)

Double glazed window to the front, radiator, decorative coving finish to the ceiling, wood effect flooring and a built-in storage cupboard

### Bathroom

9'11" x 5'5" (3.02m x 1.65m)

Suite comprised of a panelled bath with a mixer tap shower attachment and a further electric shower over, low flush WC and a wash hand basin inset to a vanity unit providing

storage below. Partly tiled walls, tile effect flooring, niche with a storage cupboard and a light inset. Radiator, decorative coving finish to the ceiling area and two double glazed windows to the rear.

### OUTSIDE

### Rear Garden

Fence borders surrounding the two divided garden areas. Garden Area One consists of a paved patio area with raised rockery design flower beds either side creating an opening/divide to the garden laid mainly to lawn with further flower beds to either side. Security light, an outside tap and a brick built storage shed. Fence divide with an access gate inset leading to Garden Area Two which consists of a hard standing area to one side, and garden laid mainly to lawn to the other side. Further access gate to the rear giving access to the communal driveway to the rear of the property providing rear access to the property.

