



angelestates
your housing guardians

**SHAKESPEAR CRESCENT, HOCKLEY
BIRMINGHAM, B18 5BT**



MODERN FOUR BEDROOM DETACHED RESIDENCE IS NOW AVAILABLE TO VIEW 'FOR SALE' VIA MODERN METHOD OF AUCTION. IDEAL FAMILY HOME WITH MANY AMENITIES NEARBY. DON'T BE DISAPPOINTED, CALL TO ARRANGE YOUR INTERNAL INSPECTION BEFORE MAKING US AN OFFER!

- MODERN DETACHED RESIDENCE
- GAS CENTRALLY HEATED
- TWO RECEPTION ROOMS
- BATHROOM & EN-SUITE
- SINGLE GARAGE & DRIVEWAY
- FOUR BEDROOMS
- FULLY DOUBLE GLAZED
- FITTED KITCHEN & UTILITY
- SECLUDED REAR GARDEN
- **ENERGY RATING – C (75)**

For Sale: Starting Bid in Excess of £335,000

Shakespear Crescent, Hockley, B18 5BT

Entrance:

Paved pathway leads towards front entrance with composite door and canopy above leads into:-

Hallway:

Carpeted flooring with inset door mat, double panel radiator, enclosed lighting and smoke alarm to ceiling. Small panelled door leads into **under stairs store cupboard** also with carpeted floor and light fitting. Panelled door to side leads into:-

Downstairs Cloakroom: 5'5" (max) 3'5" (min) x 3'9" (max) 2'6" (min)

Lino flooring, enclosed light fitting to ceiling, double glazed window with obscured glass to front elevation and wall mounted fuseboard. Suite comprises of: - low level flush toilet and corner pedestal wash basin with taps and partly tiled walls as splashback. From hallway, double doors to left-hand side leads into:-

Dining Room: 9'7" x 8'10" (used as bedroom)

Carpeted flooring, single panel radiator, double glazed window to front elevation, pendant light fitting and smoke alarm to ceiling. From hallway, panelled door to right-hand side leads into:-

Reception Room: 18'2" x 10'6"

Carpeted flooring, single panel radiator, double glazed window to front elevation, two light fittings and two smoke alarms to ceiling and double glazed 'French Doors' provide direct access to rear gardens. From hallway, panelled door to side, leads into:-

Kitchen: 9'6" x 5'9"

Carpeted flooring, single panel radiator, double glazed window to rear elevation, recessed spotlights and heat sensor to ceiling. Kitchen comprises of: - Base, drawer and wall units with work surfaces above, partly tiled walls as splashback, one and half bowl sink, drainer and mixer tap. Electric double oven with four burner gas hob above and integrated extractor hood over. Space provided for two under counter appliances. Archway to side, leads into:-

Utility Room: 5'10" x 4'9"

Carpeted flooring, double panel radiator, shelving to walls, enclosed lighting and extractor fan to ceiling and central heating boiler to wall. Utility comprises of: - Base unit with work surface above, partly tiled walls as splashback, single bowl sink, drainer and mixer tap. Space and plumbing for

washing machine. Double glazed door with obscured glass to rear leading into rear gardens.

From hallway, carpeted stairs with balustrade to side leads on to first floor landing, enclosed light fitting, smoke alarm and access to loft space all to ceiling. On landing, panelled door leads into **Airing Cupboard**, housing water tank and slatted shelving. Further door leads into:-

Bedroom One (Front): 10'8" x 9'8"

Carpeted flooring, single panel radiator, double glazed window to front elevation, light fitting and smoke alarm to ceiling. Panelled door to rear leads into:-

En-Suite Shower Room: 7'10" (max, in recess) 5'5" (min) x 4'6" (max) 3'8" (min, in recess)

Lino flooring, single panel radiator, double glazed window with obscured glass to side elevation, recessed spotlights and extractor fan to ceiling. Suite comprises of: - Double shower enclosure with fully tiled walls surrounding, thermostatic shower over and glass sliding doors on entry, low-level flush toilet and wash basin with mirrored cabinet above. From landing, door to front leads into:-

Bedroom Four (Front): 7'7" (max, into recess) 6'4" (min) x 7'0" (max) 3'7" (min, into recess – used as 'wardrobe')

Carpeted flooring, single panel radiator, double glazed window to front elevation, light fitting and smoke alarm to ceiling. From landing, door into:-

Bedroom Two (Front): 9'7" x 9'6"

Carpeted flooring, single panel radiator, double glazed window to front elevation, pendant light fitting and smoke alarm to ceiling. From landing, door leads into:-

Bedroom Three (Rear): 9'6" (max) 7'0" (min, into recess) x 8'2" (max, in recess) 5'6" (min)

Carpeted flooring, single panel radiator, double glazed window to rear elevation overlooking gardens, pendant light fitting and smoke alarm to ceiling. From landing, panelled door to rear leads into:-

Bathroom (Rear): 7'10" x 5'9"

Vinyl tiled flooring, double panel radiator, double glazed window with obscured glass to rear elevation, enclosed light fitting, recessed spotlights and extractor fan to ceiling. Bathroom suite comprises of: - Panelled bath with fully tiled walls surrounding, thermostatic shower above, low-level flush toilet and pedestal wash basin with part tiled wall as splashback behind.

THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.



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Rear Gardens:

From reception room, single step down onto small paved patio and pathway leading to side gated access towards driveway, this fully enclosed garden is mostly laid as lawn with floral borders to each side and benefits from mature trees providing natural screening across rear boundary. Side gate leads onto tarmacadam driveway for two-three vehicles and detached garage (unmeasured, no access).

Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

Tenure:

We are advised that the property tenure is **Leasehold**; confirmation of which should be obtained by reference to the title deeds and we believe that there is approximately 997 years remaining on the lease (commencement date yet to be confirmed).

Energy Performance Rating: C (75)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Additional Photographs:

Reception Room:



Kitchen:



Rear Garden:



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