

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 106.1 sq. metres (1142.1 sq. feet)
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 Plan produced using PlanUp.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC www.epcau.com Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) 69 D (55-68) E (39-54) F (21-38) G (1-20)	
84	69

Castle Bromwich | 0121 241 1100



- MUST VIEW
- LOW MAINTENANCE GARDEN
- TWO DOUBLE BEDROOMS
- FITTED WARDROBES
- DUAL ASPECT LOUNGE DINER
- GENEROUS DRIVEWAY



Alderpits Road, Shard End, Birmingham, B34 7RR | Asking Price Of £200,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

What a fantastic opportunity to acquire the generous corner plot property offering lounge diner, kitchen, side access with store, two double bedrooms, shower room and WC. Also offering double garage and low maintenance rear garden. This property will offer a new buyer a lot of potential to become a great family home. Situated in the sought after area of Shard End close to local amenities and 0.1 mile from Timberley Academy. DO NOT MISS OUT ON THIS WONDERFUL SIZED PLOT. Call Green and Company now to arrange your viewing.

Entering the spacious driveway suitable for multiple vehicles and access to the double garage and porch, entering door to

HALL With stairs to first floor, under stairs storage, utility cupboard housing electric and gas meters, doors to lounge and kitchen.

LOUNGE DINER 21' 3" x 11' 6" max 8' 11" min (6.48m x 3.51m) Dual aspect with windows to front and rear, gas fire with surround, window blinds, radiator

KITCHEN 9' 11" x 8' 3" (3.02m x 2.51m) With a selection of wall and base units, tiled splashback, wood effect flooring, window to rear with blind, space for fridge freezer, door to side access

SIDE ACCESS Covered and gated to front, door to rear garden and door to store cupboard

FIRST FLOOR Doors to two airing cupboards, bedroom one, two, shower room and WC

BEDROOM ONE 12' 8" to wardrobes x 10' 4" (3.86m x 3.15m) Two windows to front, blind, radiator, fitted wardrobe, feature opening to wardrobe over stairs

BEDROOM TWO 11' 8" x 9' 4" to wardrobe (3.56m x 2.84m) Window to rear, radiator, fitted wardrobe, blind. With space to be split into two bedrooms.

SHOWER ROOM Fitted with quadrant corner shower cubicle with electric shower, vinyl flooring, radiator, window to rear with blind

WC Fitted with high level WC, window to rear and vinyl floor

GARAGE 16' 8" x 14' 7" (5.08m x 4.44m) Double garage is accessed via double door, left side is higher for higher vehicles, and lower to right offering multifunctional space
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Rear garden is bordered to the right with the original school wall and fenced to rear and left, low maintenance paved flooring with sporadic lawn features, access to rear store room.

Council Tax Band B - Birmingham City Council

Predicated mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 16 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast. Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast. Highest available download speed 350 Mbps.

Highest available upload speed 20 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

This property is for sale by Green & Company