



7 Shustoke Road, Birmingham, B34 7BB

£250,000

This modern town house briefly comprises hallway, kitchen/dining family room, dining room, downstairs w/c, lounge to first floor/potential bedroom, three bedrooms (master having ensuite), family bathroom and rear garden. The property benefits from double glazing and central heating both where specified and has two allocated parking spaces to the front. Must be viewed !!

Approach

Via two allocated parking spaces.

Hallway

Double glazed door to front, storage cupboard with wall mounted central heating boiler, radiator and ceiling light point.

Kitchen/Diner/Family Room

19'11 x 12'11 (6.07m x 3.94m)

Matching wall, base and drawer units, sink unit with drainer and mixer tap, electric cooker with gas hob over, space for white foods, radiator, double glazed windows and French door leading to rear garden and three ceiling light points.

Dining Room

9'05 x 6'02 (2.87m x 1.88m)

Double glazed window to front, radiator and ceiling light point.

Downstairs W/C

Low level w/c, hand wash basin, radiator, and ceiling light point.

Landing

Radiator and ceiling light point.

Lounge/ Potential Bedroom

12'07 x 12'11 (3.84m x 3.94m)

Two double glazed windows to front, radiator and ceiling light point.

Master Bedroom

13' x 9'11 (3.96m x 3.02m)

Two double glazed windows to rear, radiator and ceiling light point.

Ensuite

Low level w/c, hand wash basin, shower enclosure, radiator and ceiling light point.

Landing

Loft access and ceiling light point.

Bedroom Three

12'11 x 10'09 (3.94m x 3.28m)

Double glazed window to front, radiator and ceiling light point.

Bedroom Four

12'11 x 8'01 (3.94m x 2.46m)

Sky light, radiator and ceiling light point.

Bathroom

Paneled bath with shower over, low level w/c, wash hand basin, radiator and ceiling light point.

Rear Garden

Paved patio area, artificial lawned area and enclosed to neighboring boundaries.

Further Information

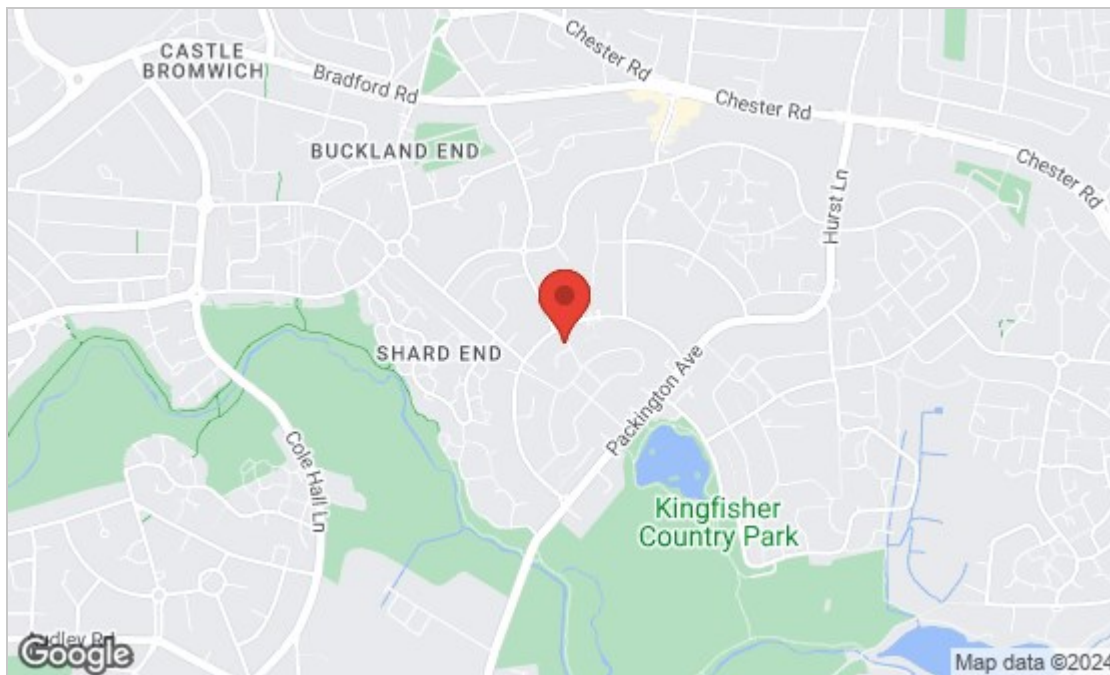
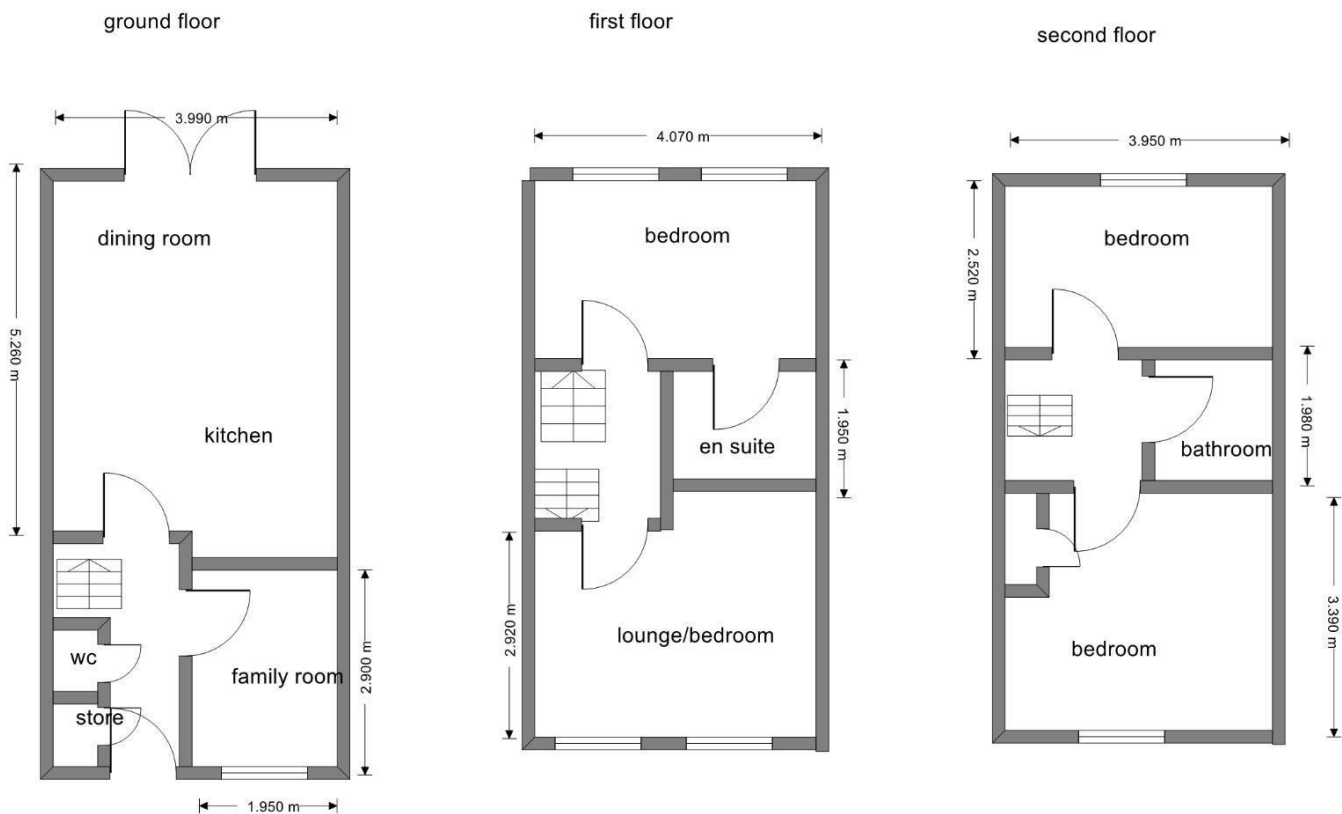
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

The property is leasehold and has 138 years left on the lease. Charges are £150 per annum

Council Tax Band - C
EPC Rating - TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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