



## 19 Aintree Grove, Shard End, B34 7HF

**Offers over £200,000**

This well presented modern end of terrace home briefly comprises hallway, lounge, refitted kitchen/diner, two double bedrooms and refitted bathroom. There is a rear garden and a driveway to the front. The property benefits from double glazing and central heating both where specified. This is a perfect first time buyer home and must be viewed !

## Approach

Via driveway and lawned area.



## Hallway

Double glazed door to front, stairs to first floor accommodation, radiator and ceiling light point



## Lounge

12'6" x 12'0" (3.83 x 3.68)

Double glazed window to front, under stairs storage cupboard, radiator and ceiling light point.



## Refitted Kitchen/Diner

15'11" x 9'6" (4.86 x 2.92)

Having a range of matching wall, base and drawer units, sink unit with drainer and mixer tap, space for white goods, electric oven, gas hob, radiator, double glazed windows and door to rear, two ceiling light points.



## Landing

Loft access and ceiling light point.

## Bedroom One

12'9" x 9'6" (3.91 x 2.92)

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



## Bedroom Two

12'4" x 9'3" (3.77 x 2.82)

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



## Refitted Bathroom

Double glazed obscure window to rear, panelled bath with shower over, low level w/c, wash hand basin, radiator and ceiling light point.



## Rear Garden

Low maintenance rear garden having artificial grass, paved patio area, enclosed to neighbouring boundaries.



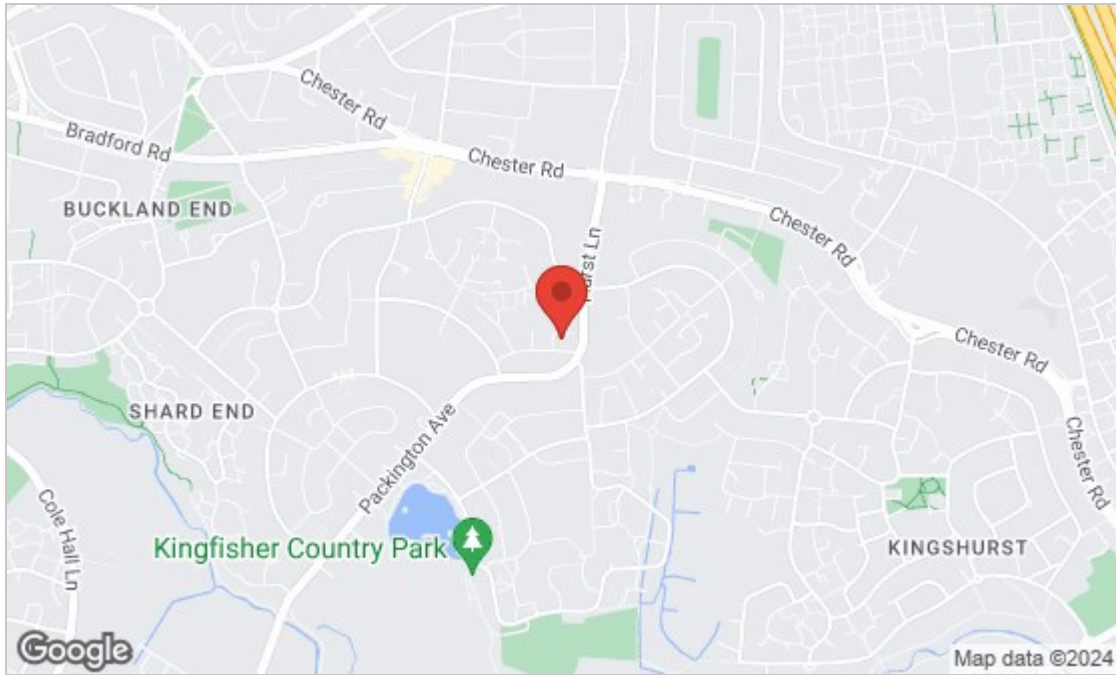
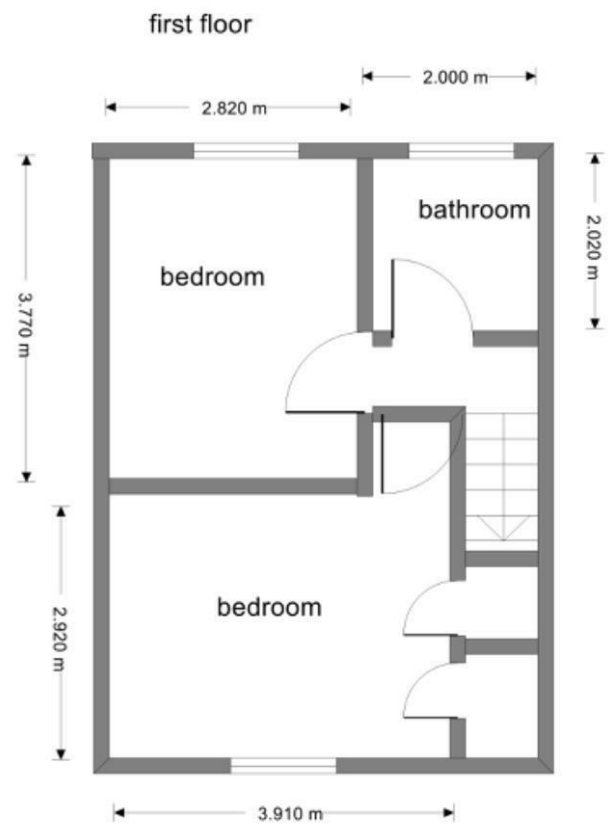
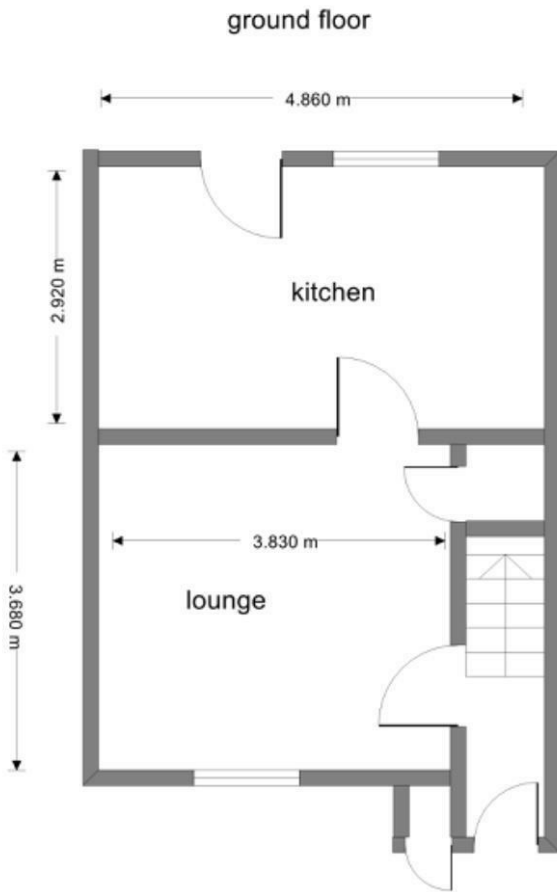
### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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

Council Tax Band - B

EPC Rating - C



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

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