



100 Thistledown Road, Shard End, B34 7EF

£190,000

Mid terrace property in the popular location of Shard End. In brief the property comprises entrance hallway, lounge diner, kitchen, utility area, two bedrooms, bathroom, front and rear gardens. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Lawned fore garden and path leading to entrance front door and shared side entry.

Entrance Hallway

Meter cupboard, ceiling light point, radiator and stairs rising to first floor accommodation.

Lounge Diner

11'01" x 21'01" (3.38m x 6.43m)

Double glazed window to fore, two radiators, two ceiling light points and French doors to rear.



Kitchen

8'00" x 9'02" (2.44m x 2.79m)

Base units, sink with mixer tap over, cooker, wall mounted boiler, double glazed window to rear and door to side giving access to covered side passage.



Covered Side Passage

Door to fore and side door giving access to rear garden.

Utility Area

wall unit and plumbing for washing machine.

Landing

Ceiling light point, access to loft void and airing cupboard housing water tank.

Bedroom One

13'11" max x 11'01" (4.24m max x 3.38m)

Two double glazed windows to fore, radiator, ceiling light point and built in storage cupboard.



Bedroom Two

11'01" max x 11'01" max (3.38m max x 3.38m max)

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



Bathroom

Two double glazed windows to rear, bath with shower over, wash hand basin and low level wc.



Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



Further Information

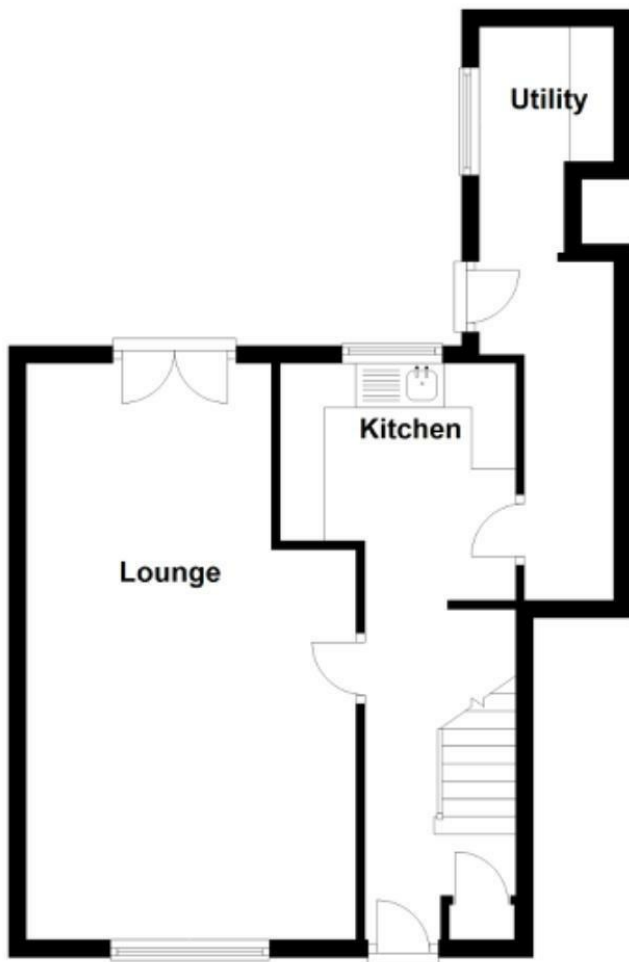
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers 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 - A

EPC Rating - TBC

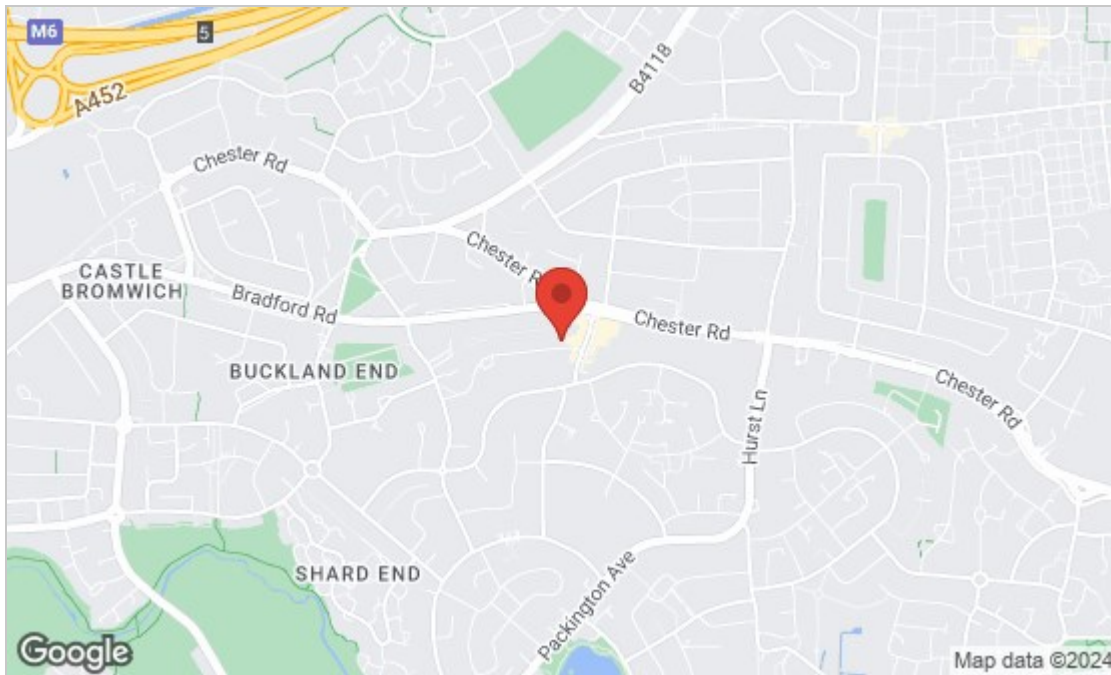
Ground Floor



First Floor



Total area: approx. 84.1 sq. metres (905.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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