



## 6 Cole Way, Shard End, B34 7AW

**£200,000**

Well presented mid terrace in the popular location of Shard End. In brief the property comprises, entrance hallway, lounge, kitchen, downstairs wc, two bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

## Approach

Driveway providing off road parking



## Landing

Ceiling light point and access to loft void.

## Bedroom One

10'10" x 8' (3.30m x 2.44m)

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

## Entrance Hallway

Ceiling light point, radiator and storage cupboard.



## Bedroom Two

12'11" x 8'3" (3.94m x 2.51m)

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

## Lounge

13'max x 14'11" (3.96mmax x 4.55m)

Double glazed French doors to rear, ceiling light point, radiator and stairs rising to first floor elevation.



## Bathroom

Low level wc, wash hand basin, bath with shower over, radiator and ceiling light point.

## Kitchen

6'6" x 8'1" (1.98m x 2.46m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, space for white goods. gas hob, electric oven with cooker hood over, ceiling light point and double glazed window to fore.



### Rear Garden

Two Paved patio areas, mainly laid to lawn and enclosed to boundaries.



### Further Information

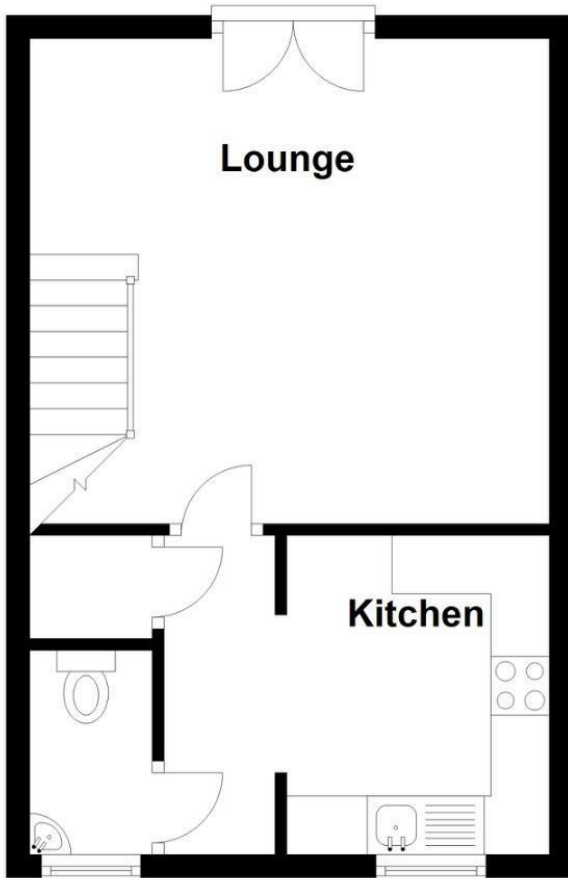
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers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

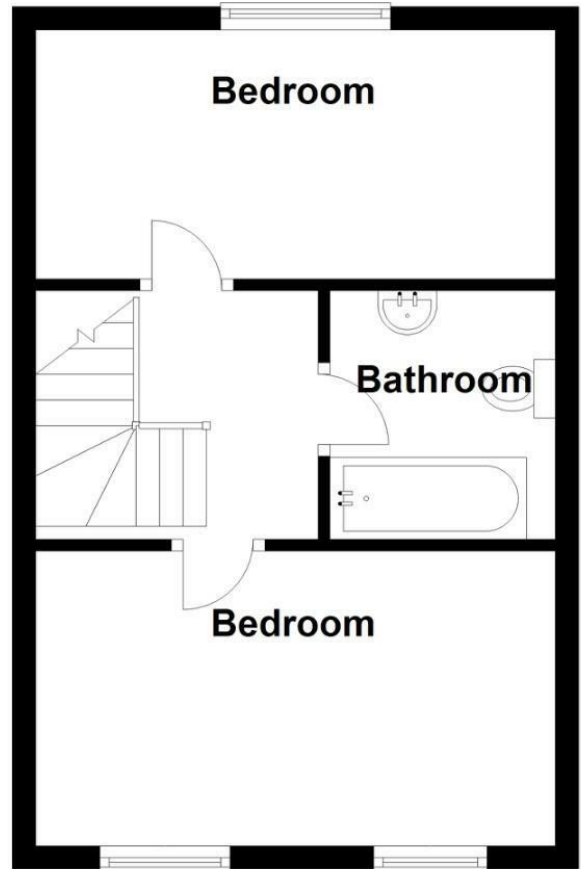
Lease Years - Approx 136 years remaining.

Council Tax Band: B  
EPC: C

## Ground Floor



## First Floor



Total area: approx. 62.0 sq. metres (667.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>78</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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