



6 Cole Way, Shard End, B34 7AW Offers in the region of £190,000

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



Entrance Hallway

Ceiling light point, radiator and storage cupboard.



Lounge

13'6" x 14'11" (3.96m x 4.55m)

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



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.



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.



Bedroom Two

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

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



Bathroom

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



Rear Garden

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



Further Information

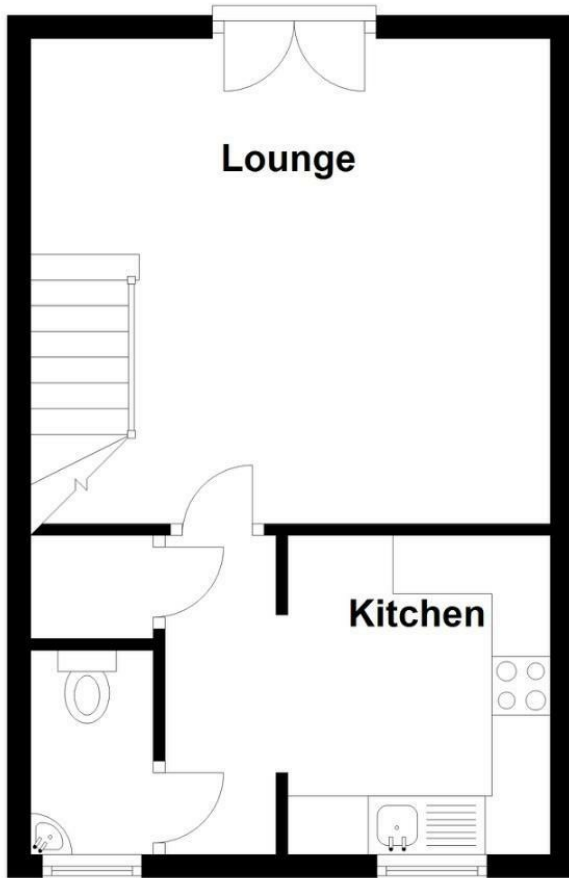
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

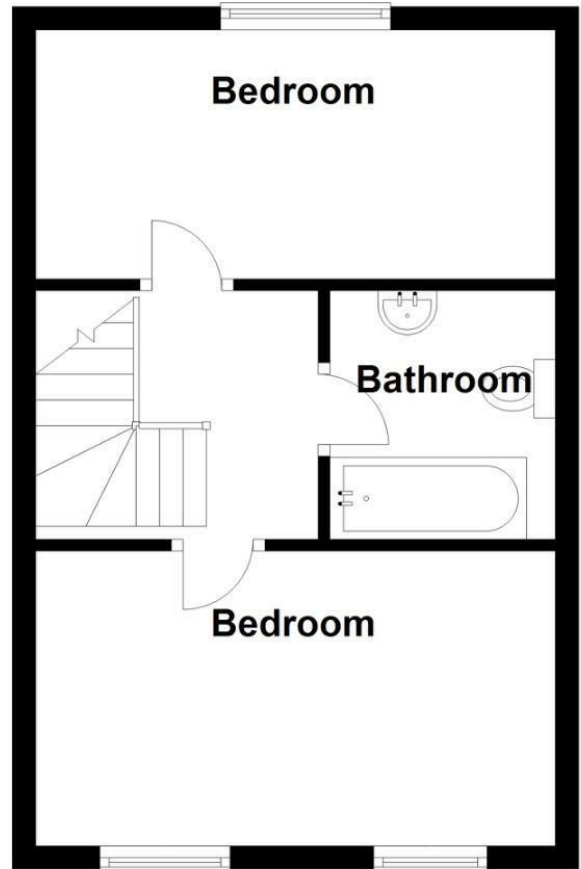
Lease Years - Approx 136 years remaining.

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) A			92
(81-91) B		78	
(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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