



118 Nearmoor Road, Shard End, B34 7QE

Offers over £210,000

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

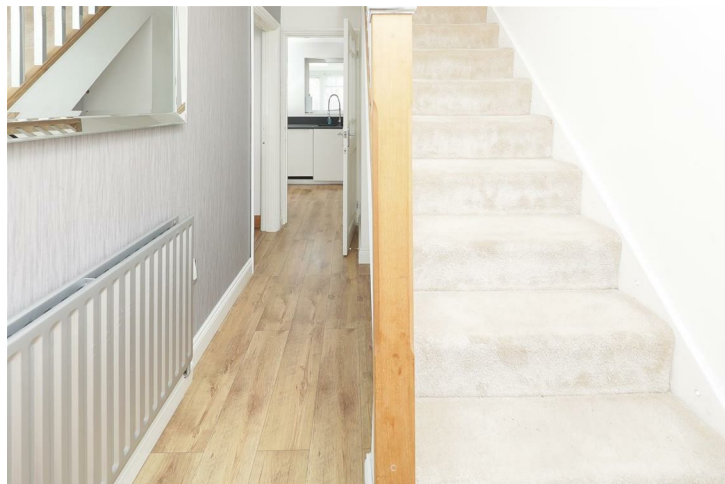
Approach

Via driveway to front of property.



Entrance Hallway

Double glazed door to front, stairs to first floor accommodation, spotlights to ceiling, cupboard concealing meters and radiator



Lounge

11'05 x 13'05 (3.48m x 4.09m)

Double glazed bay window to front, electric fire with surround, ceiling light point and radiator



Kitchen

17'08 x 7'07 (5.38m x 2.31m)

Double glazed window to rear, double glazed door to side entry, integrated oven, sink with drainer and mixer tap, electric hob, extractor fan, double glazed French doors to orangery, wall base and drawer units, space for white goods, radiator and spot lights to ceiling,



Orangery

14'00 x 10'04 (4.27m x 3.15m)

Double glazed French doors to rear garden, lantern, spot lights to ceiling and radiator



Bedroom One

12'04 x 9'09 (3.76m x 2.97m)

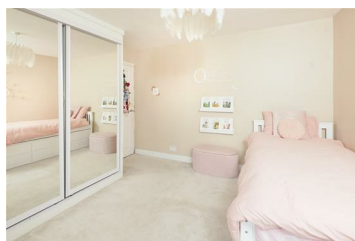
Two double glazed windows to front, built in wardrobes, built in wall mounted boiler, ceiling light point and radiator



Bedroom Two

11'04 x 9'10 (3.45m x 3.00m)

Double glazed window to rear, built in wardrobes, ceiling light point and radiator



Bathroom

Two double glazed windows to rear, panel bath with shower over, pedestal hand wash basin, low level w/c and two ceiling light points



Side Entry

Double glazed door to front, double glazed window to rear, double glazed door to rear garden and ceiling light point.

Rear Garden

Gravelled patio area, laid to lawn and enclosed to neighbours boundaries



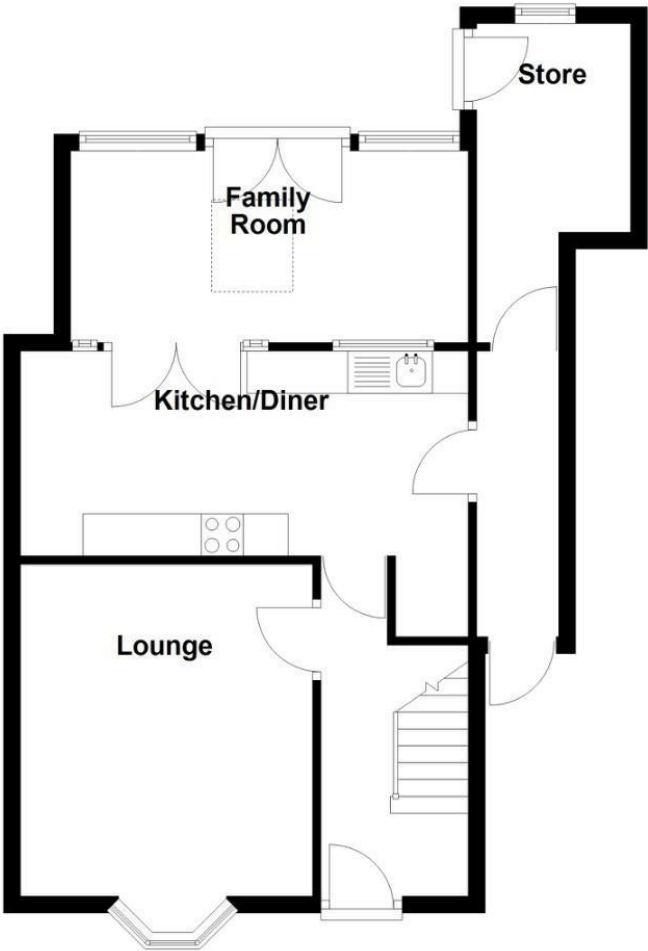
Further Information

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.

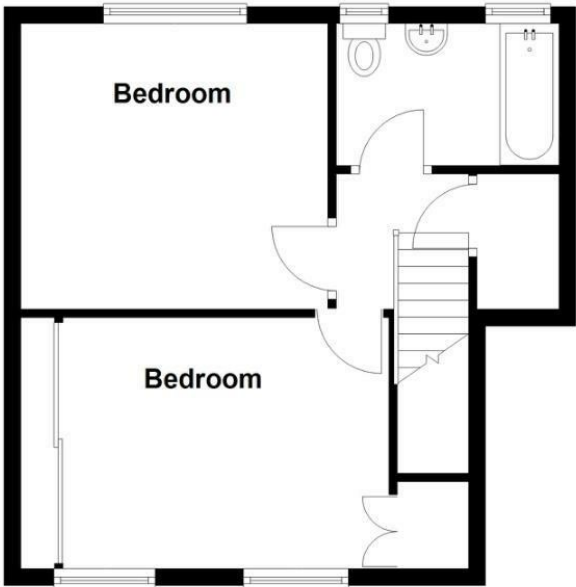
Council Tax - B
EPC Rating - C

Ground Floor
Approx. 596.3 sq. feet



First Floor

Approx. 408.7 sq. feet



Total area: approx. 1005.0 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.