

## **16 School Lane, Shard End, B34 6SJ**

### **Offers over £300,000**

This well presented semi detached home briefly comprises hallway, lounge, dining room, fitted kitchen, downstairs bathroom and three bedrooms. There is an enclosed rear garden, garage to the side and off road parking to the front. This property provides huge potential and must be viewed to appreciate the property on offer.

## Approach

Via a block paved driveway and area laid to lawn.



## Hallway

Double glazed door to front, double glazed window to side, storage cupboard and ceiling light point.

## Lounge

10'09 x 14'04 max into bay (3.28m x 4.37m max into bay)

Double glazed bay window to front, feature fire place, radiator and ceiling light point.



## Dining Room

10'11 x 11'00 (3.33m x 3.35m)

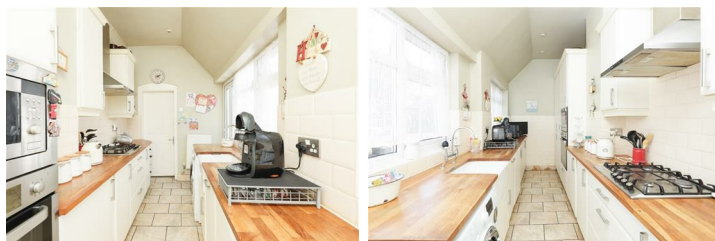
Double glazed window to rear and side, access to first floor accommodation concealed by door, radiator and ceiling light point.



## Kitchen

15'01 x 6'04 (4.60m x 1.93m)

Two double glazed windows and door to side, integrated gas hob with extractor over, integrated electric oven and microwave, wall base and drawer units, Belfast style sink with mixer tap, dishwasher, fridge freezer, space for white goods, radiator and spot lights to ceiling.



## Landing

Double glazed window to rear, built in storage cupboard, loft access and ceiling light point.

## Bedroom One

11'07 x 10'11 (3.53m x 3.33m)

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



## Bedroom Two

8'11 min x 10'0 (2.72m min x 3.05m)

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



## Bedroom Three

6'10 x 10'01 (2.08m x 3.07m)

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





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 - C  
EPC Rating - D

## Bathroom

Double glazed window to side, panel bath, hand wash basin with vanity below, low level w/c, separate shower cubicle, heated towel rail and ceiling light point.



## Garage

12'10 x 19 (3.91m x 5.79m)

Double opening doors, door to rear garden and ceiling light point.

## Rear Garden

Two paved patio areas, gated access to side, area laid to lawn and enclosed to neighbouring boundaries.

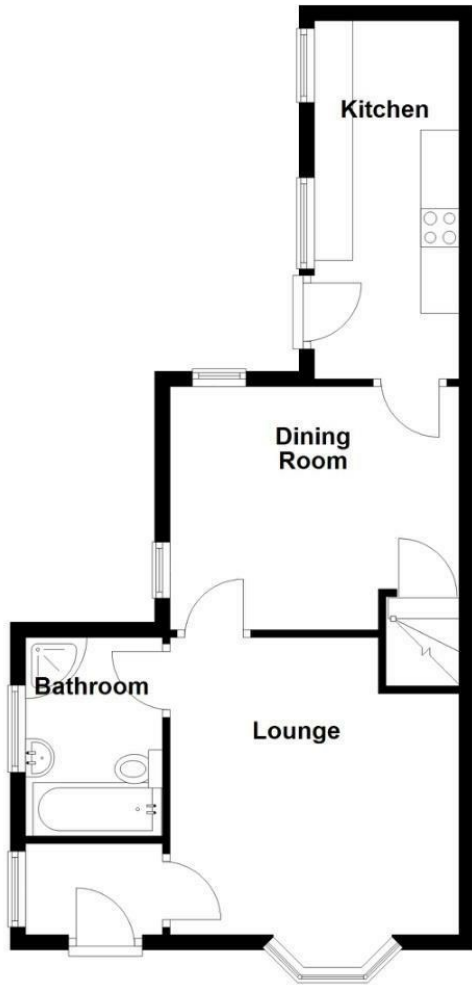


## Further Information

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

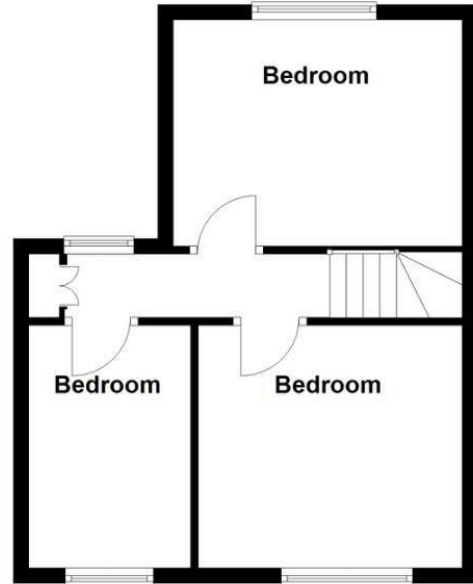
## Ground Floor

Approx. 43.6 sq. metres (469.8 sq. feet)

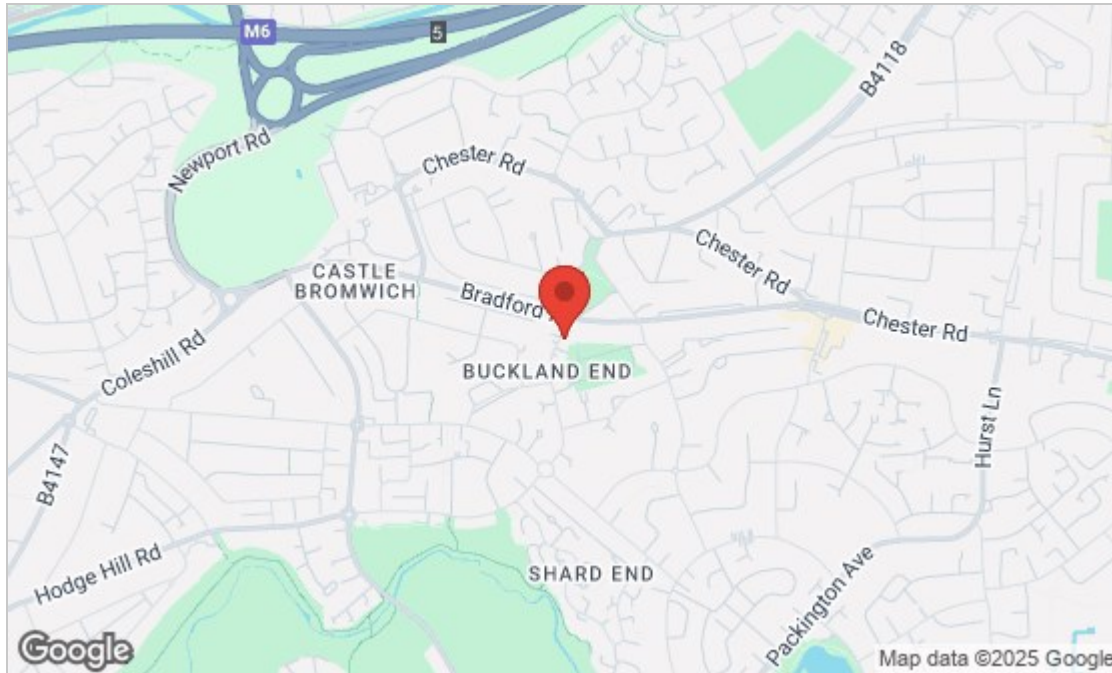




## First Floor

Approx. 34.9 sq. metres (375.1 sq. feet)



Total area: approx. 78.5 sq. metres (844.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		56
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.