



## 11 Princethorpe Close, Shard End, B34 7JG

### Offers over £210,000

This well presented modern end terrace briefly comprises hallway, lounge, kitchen, conservatory, two bedrooms and bathroom. There is an enclosed rear garden and a lawned area with a driveway to the front. This is an ideal first time buyer property. Call now to view!

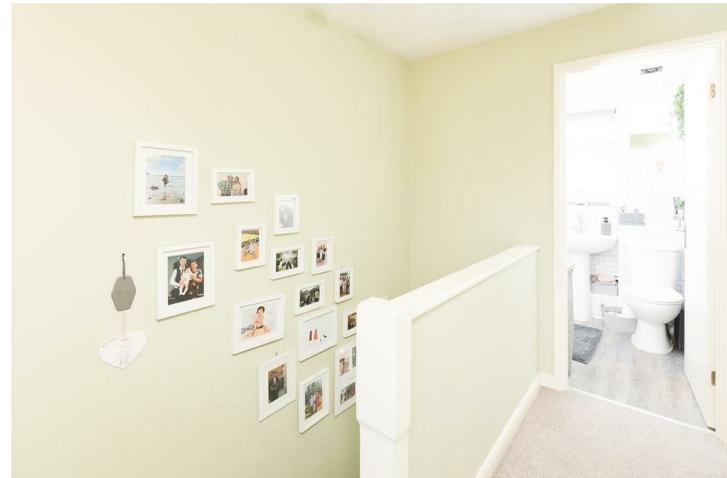
## Approach

Via a driveway with area laid to lawn



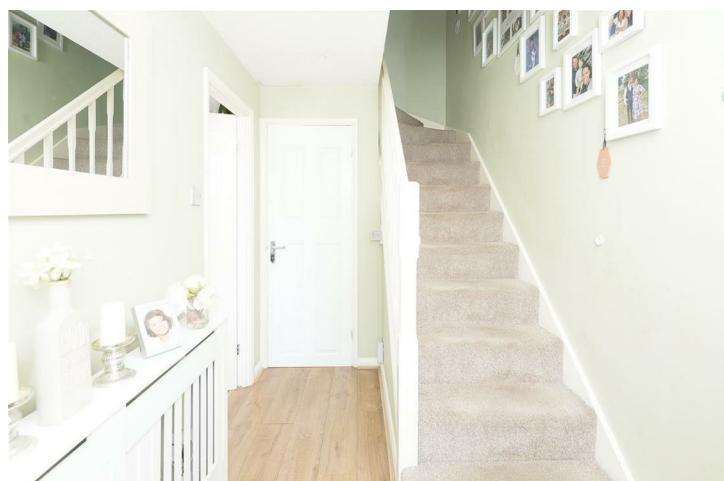
## Landing

Loft access and ceiling light point.



## Entrance Hallway

Door to front, stairs to first floor accommodation, storage heater and ceiling light point.



## Bedroom One

13 x 9'10 max (3.96m x 3.00m max)

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



## Lounge

12'11 max x 11'8 (3.94m max x 3.56m)

Double glazed French doors to conservatory, storage cupboard, storage heater and ceiling light point.



## Bedroom Two

9'2 x 6'6 (2.79m x 1.98m)

Double glazed window to front, storage cupboard, storage heater and ceiling light point.



## Kitchen

9'10 x 6'8 (3.00m x 2.03m)

Double glazed window to front, wall base and drawer units, integrated electric hob and oven with extractor over, stainless steel sink with mixer tap, space for white goods and ceiling light point.

## Bathroom

Double glazed window to front, panel bath with shower over, low level w/c, pedestal hand wash basin and ceiling light point.



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

### Conservatory

Double glazed French doors to rear garden, double glazed windows to side and rear and ceiling light point.



### Rear Garden

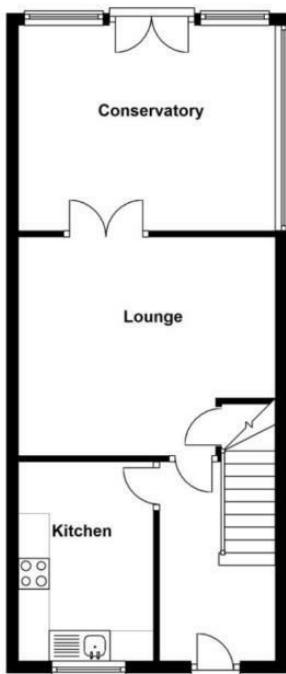
Slabbed patio area, laid to lawn, gated access to garden and enclosed to boundaries



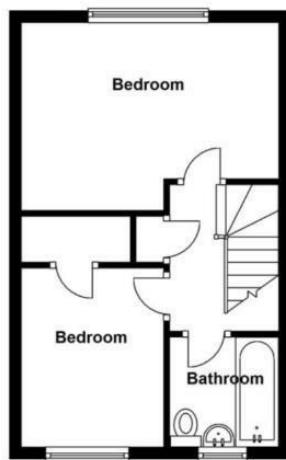
### Further Information

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

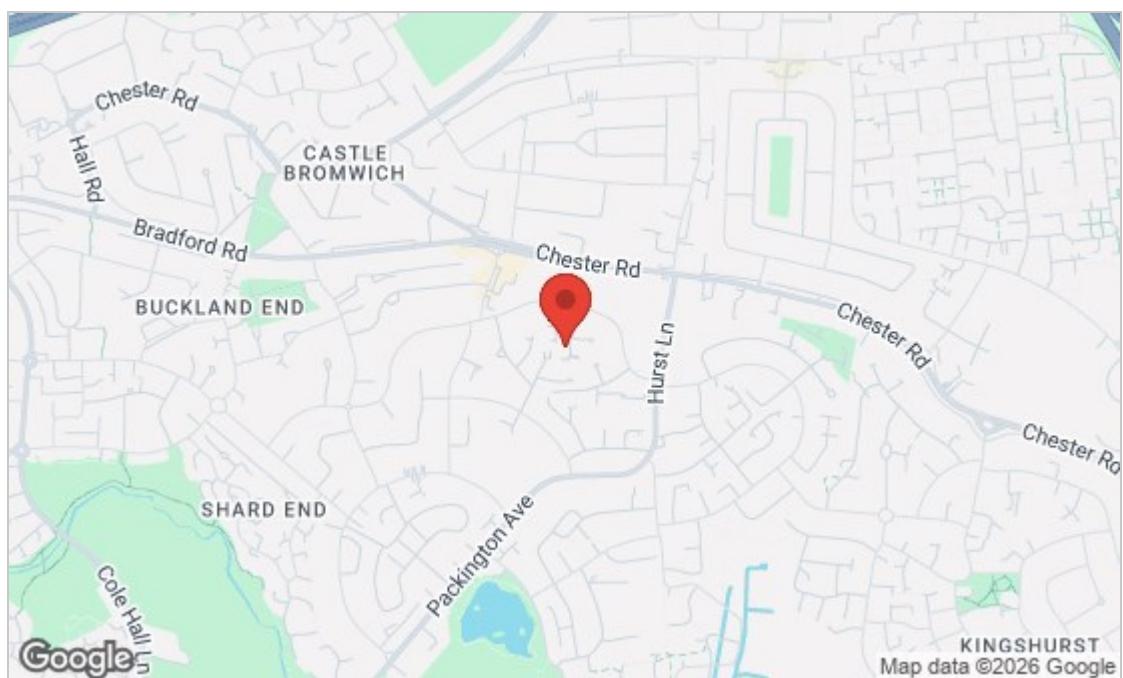
**Ground Floor**  
Approx. 43.9 sq. metres (472.5 sq. feet)



**First Floor**  
Approx. 29.2 sq. metres (314.8 sq. feet)



Total area: approx. 73.1 sq. metres (787.3 sq. feet)



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.

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