



27 Kitsland Road, Shard End, B34 7NA

Offers over £230,000

This well presented end terrace property briefly comprises hallway, lounge, kitchen/diner, downstairs w/c, three double bedrooms and family bathroom. There is a rear garden and a driveway to the front. The property benefits from double glazing and central heating both where specified. This would make a lovely family home !

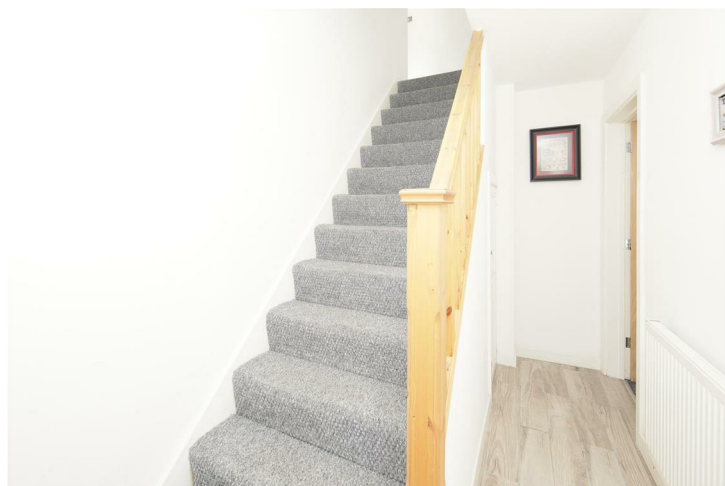
Approach

Driveway providing off road parking.



Hallway

Hardwood door to front, stairs to first floor accommodation, under stairs cupboard, meter cupboard, radiator and ceiling light point.



Lounge

11'5 max x 12'9 (3.48m max x 3.89m)

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



Kitchen/Diner

17'7 x 8'1 (min) 10'09 (max) (5.36m x 2.46m (min) 3.28m (max))

Double glazed window and French Doors to the rear, wall base and drawer units, sink with drainer and mixer tap, space for white goods, radiator and two ceiling light points.



Side Entry

Door to front and door to rear garden, wall light point

Downstairs W/C and Utility

Low level w/c, plumbing for washing machine and ceiling light point.



Landing

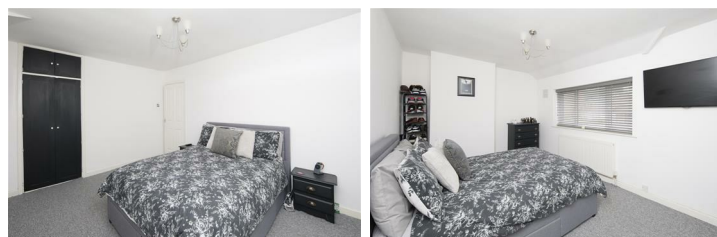
Loft access, storage cupboard and ceiling light point.



Bedroom One

14'4 x 10'0 (4.37m x 3.05m)

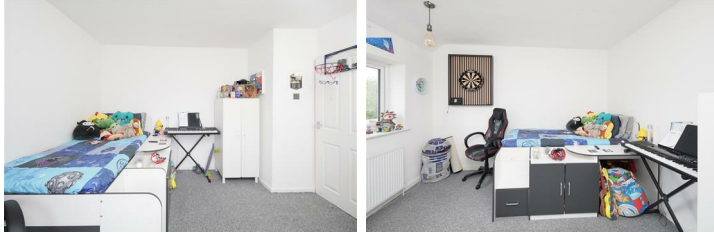
Double glazed window to front, built in storage housing wall mounted central heating boiler, radiator and ceiling light point.



Bedroom Two

11'2 x 12'1 max (3.40m x 3.68m max)

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



Bedroom Three

7'2(min) 8'4 (max) x 12'10 (2.18m(min) 2.54m (max) x 3.91m)

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



Bathroom

Double glazed window to rear, low level w/c, panel p-bath with shower over, hand wash basin with vanity unit under, heated towel rail and ceiling light point.



Rear Garden

Paved patio area, mainly laid to lawn, gravel area, brick built tool store and enclosed to neighbouring boundaries.



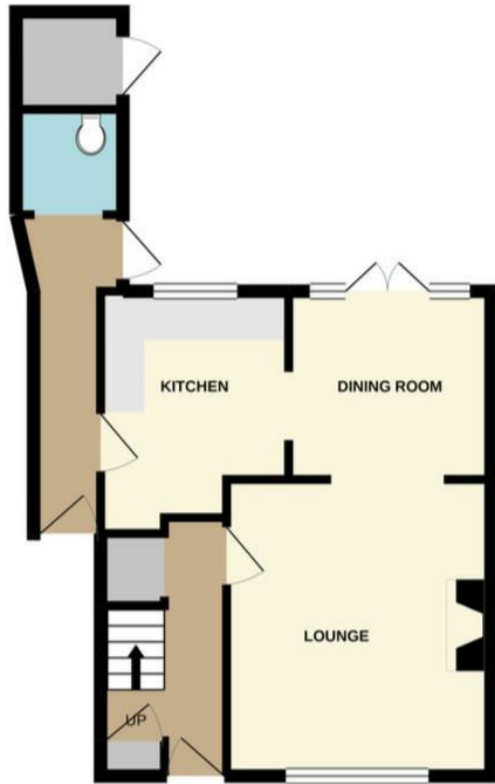
Further Information

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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.

Council Tax Band - B
EPC Rating - D

GROUND FLOOR



1ST FLOOR



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