



## 26 Berrowside Road, Shard End, B34 7JL

**£220,000**

This modern two bedroom semi detached home briefly comprises hallway, lounge, kitchen/diner, downstairs w/c, two double bedrooms and bathroom. There is an enclosed rear garden and driveway to the front. This property is an ideal first time buyer property !

## Approach

Driveway to front, pathway leading to front door with an area laid to lawn.



## Hallway

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

## Lounge

15'8 max x 12'1 (4.78m max x 3.68m)

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



## Kitchen

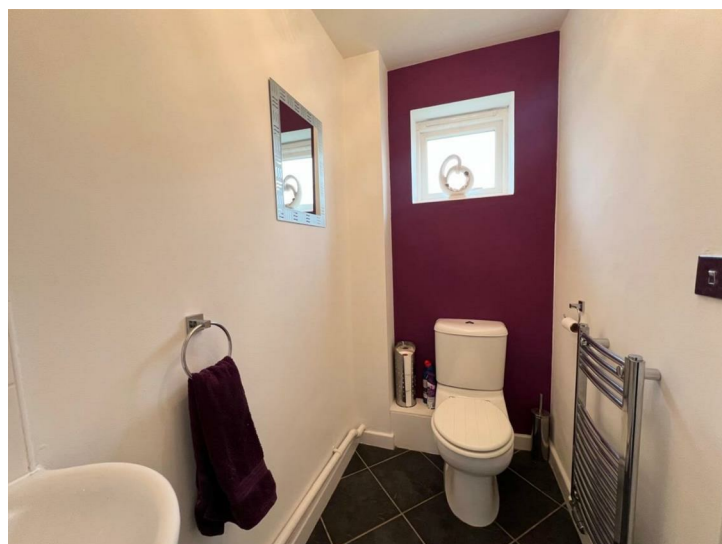
9'1 x 15'9 (2.77m x 4.80m)

Double glazed window and door to rear garden, wall base and drawer units, gas hob, oven, stainless steel sink with drainer and mixer tap, space for white goods, cupboard housing central heating boiler, radiator and ceiling light point.



## Downstairs W/C

Double glazed window to front, low level W/C, hand wash basin, heated towel rail and ceiling light point.



## Landing

Storage cupboard, loft access and ceiling light point.

## Bedroom One

8'10 x 15'2 (2.69m x 4.62m)

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



### Bedroom Two

15'2 max x 9'7 (4.62m max x 2.92m )

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

### Rear Garden

Mainly laid to lawn, patio area, gated side access and enclosed to neighbouring boundaries.



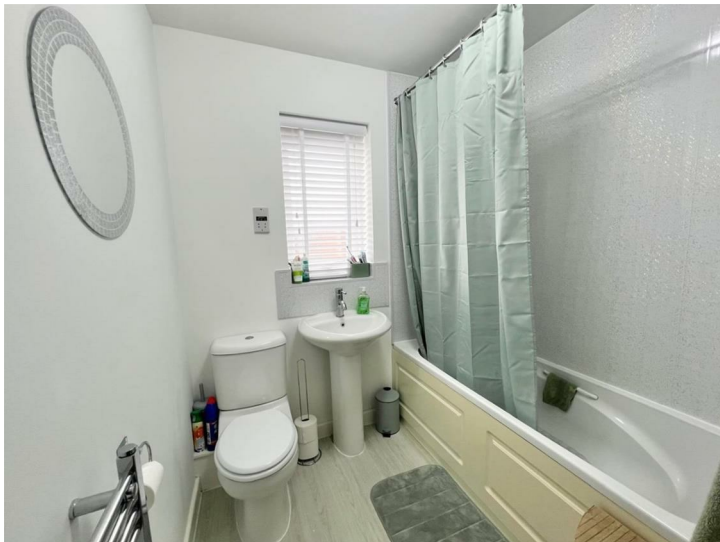
### Further Information

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 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.

### Bathroom

Double glazed window to rear, panelled bath with shower over, pedestal hand wash basin, low level W/C, heated towel rail and ceiling light point.



Council Tax Band - B

EPC Rating - C



| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         | 91                      |
| (81-91) B                                                       | 79      |                         |
| (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 <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.