



Shenstone Road, Birmingham, B14 4TH

£325,000

- A Deceptively Spacious Semi Detached Home
- Three Double Bedrooms
- L-Shaped Lounge
- Dining/Sitting Room
- Kitchen
- Spacious Utility Room With Roof Lantern
- Modern Family Shower Room
- Guest WC
- Garage, Separate Storage Area & Off Road Parking
- Low Maintenance Rear Garden





Lounge to front - 4.57m max x 3.84m max (15'0" x 12'7")

Kitchen - 4.37m x 2.31m (14'4" x 7'7")

Sitting/Dining Room to rear - 5.11m x 2.74m (16'9" x 9'0")

Utility Room to rear - 2.87m x 2.03m (9'5" x 6'8")

Guest WC

Bedroom One to front - 4.27m max x 3.28m max (14'0" x 10'9")


Bedroom Two to front - 3.28m x 2.9m (10'9" x 9'6")

Bedroom Three to rear - 2.87m x 2.84m (9'5" x 9'4")

Shower Room to rear - 2.29m x 2.06m (7'6" x 6'9")

Garage

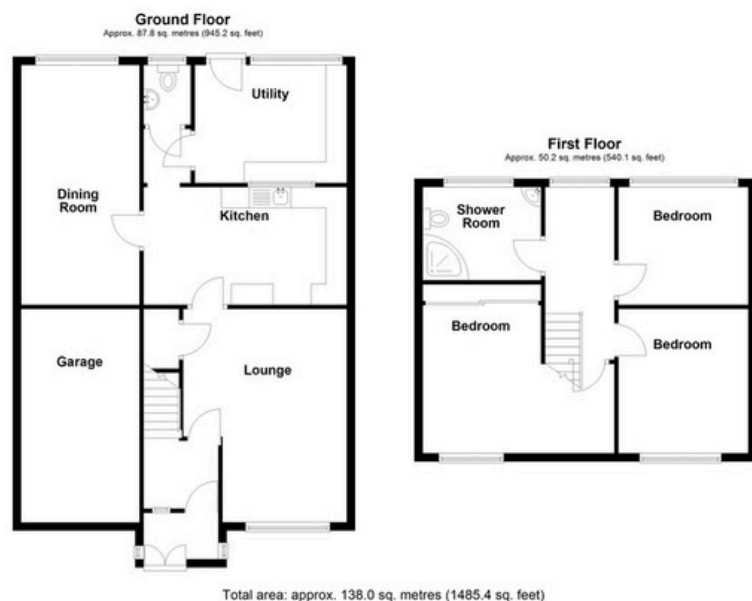
An extended and deceptively spacious semi detached family home benefitting from three double bedrooms, Lounge to front, dining/sitting room to rear, kitchen, spacious utility room with roof lantern, guest WC, modern family shower room, spacious landing, garage, separate storage area, low maintenance rear garden and off road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>	66		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

EPC Rating: D

Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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