



 **urbangrey**
ESTATES

44 OTTER CROFT, SHARD END, BIRMINGHAM, B34 7SE
GUIDE PRICE £170,000





Welcome to this charming 3-bedroom home located in Shard End This property boasts a spacious lounge, a well-appointed kitchen/diner, and three comfortable bedrooms. The property benefits from double glazed windows throughout, ensuring ample natural light. Outside, the enclosed rear garden offers a private retreat with a patio area and lawn, perfect for outdoor gatherings. Situated in a desirable area, this property offers easy access to local amenities, schools, and transport links, making it an ideal family home.

Ground Floor:

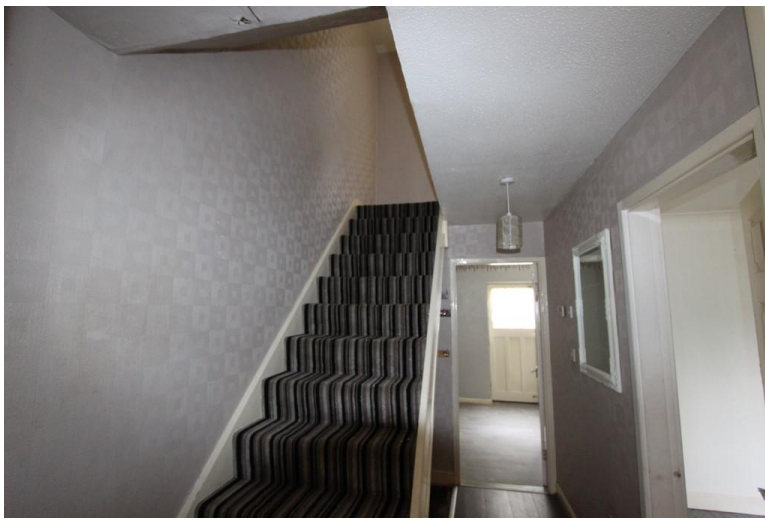


Porch:

The porch is accessed via a window to the rear and includes a storage cupboard.

Hallway:

The hallway features a radiator for heating and a staircase leading to the first floor.

**WC:**

Convenient downstairs WC fitted with a wash hand basin and low-level WC.

Lounge (4.88m x 3.09m/ 16' x 10'2"):

A spacious room with a front-facing double glazed window and a radiator for comfort.

Kitchen/Diner (5.04m x 2.80m/ 16'6" x 9'2"):

Well-appointed kitchen area fitted with base and eye-level units with workspace over, double glazed windows overlooking the rear garden, equipped with a radiator and access door to the garden.

**First Floor:****Landing:**

The landing includes a storage cupboard and provides access to the bedrooms and bathroom.

Bedroom 1 (3.67m x 3.05m / 12' x 10") :

Primary bedroom featuring a front-facing double glazed window, storage cupboard, radiator, and access door to the landing.

**Bedroom 2** (3.05m x 2.84m / 10' x 9'4")

Another bedroom with rear-facing double glazed windows overlooking the garden, radiator, and access door to the landing.

Bedroom 3 (2.78m x 2.02m / 9'2" x 6'8")

A bedroom with rear-facing double glazed windows, radiator, and access door to the landing.

**Bathroom:**

Fitted with a three-piece suite comprising bath, wash hand basin, and low-level WC, with a front-facing double glazed window and radiator.

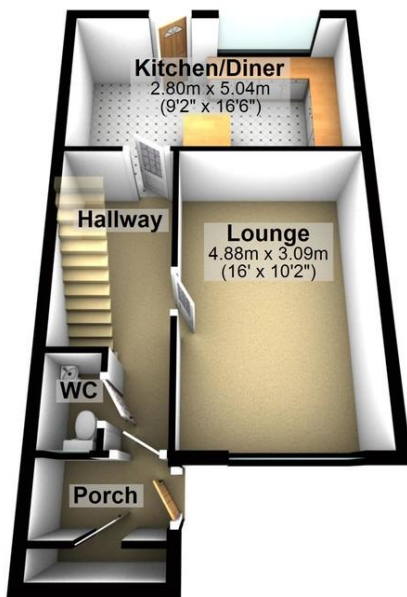


Rear Garden:

The enclosed rear garden is a private outdoor space featuring a patio area and a well-maintained lawn, perfect for outdoor relaxation and entertaining. The garden is enclosed with fencing, providing security and privacy.



Ground Floor



First Floor

