



Shard End Crescent
Birmingham

burchell
edwards

Shard End Crescent Birmingham B34 7RE

for sale offers over
£190,000



Property Description

A well presented two bedroom mid-terrace home, sat in a superb location in the heart of Shard End, Birmingham (B34).

Sat amongst many local amenities, offering off-road parking, private rear garden and additional attributes such as a guest W/C, conservatory & electric car charging point.

The property in brief comprises a through lounge diner, fitted kitchen, conservatory, guest W/C, two double bedrooms and a four piece family bathroom.

Upon arrival you will discover off-road parking by-way-of a block paved drive, enough to fit up to four cars and to the rear a private garden.

With great school catchments and frequent transport links, this home is an ideal purchase for a first time buyer/s or a small/growing family. Additional benefits include gas central heated radiators and double glazing throughout.

Viewings are recommended to appreciate the space and accommodation available.

Entrance Hallway

Stairs to first floor accommodation.

Lounge

13' 4" not into bay x 11' 1" (4.06m not into bay x 3.38m)

Double glazed bay window to front elevation, laminate flooring and central heating radiator.

Kitchen

11' 1" x 9' 4" (3.38m x 2.84m)

Door to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, electric hob, extractor hood, central heating radiator, tiling to splash prone areas, central heating boiler and laminate flooring.

W.C

Double glazed window to rear elevation, W.C and wash hand basin,

Conservatory

9' x 6' 10" (2.74m x 2.08m)

Double glazed French doors to rear elevation, double glazed windows to rear and side elevations.

Landing

Storage cupboard and spotlights.

Bedroom One

11' 3" not into bay x 10' (3.43m not into bay x 3.05m)

Double glazed bay window to front elevation, central heating radiator, spotlights, laminate flooring, built in wardrobe, storage cupboard and window seat.

Bedroom Two

11' 4" x 8' 3" (3.45m x 2.51m)

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower cubicle, heated towel rail, tiling to walls and floor.

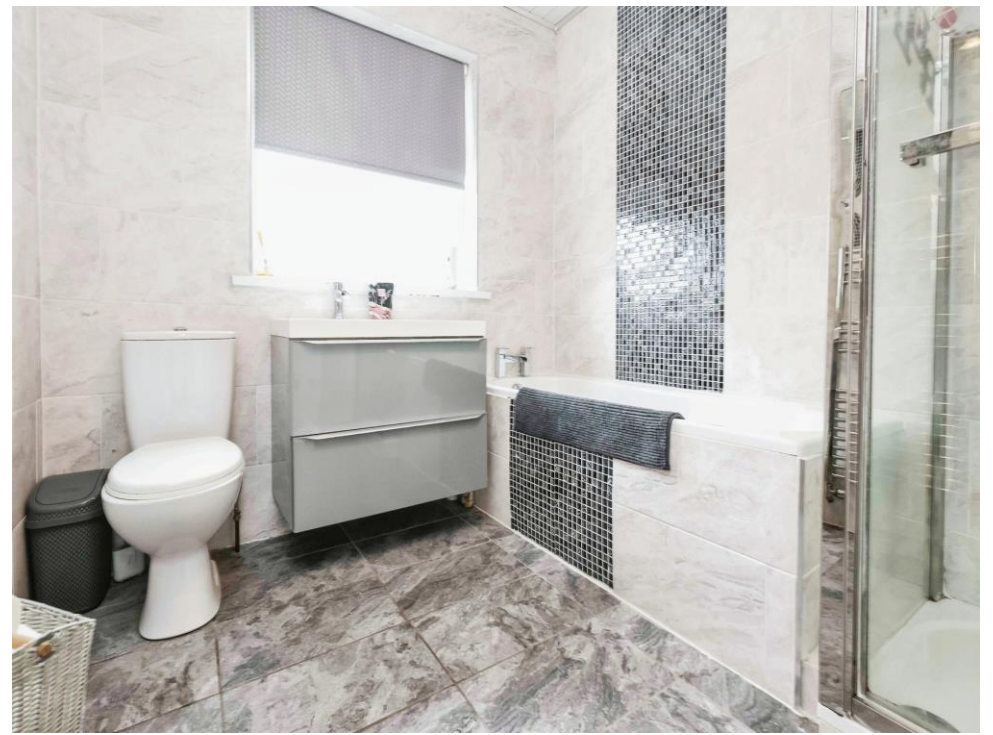
Rear Garden

Patio area, laid to lawn and storage shed.

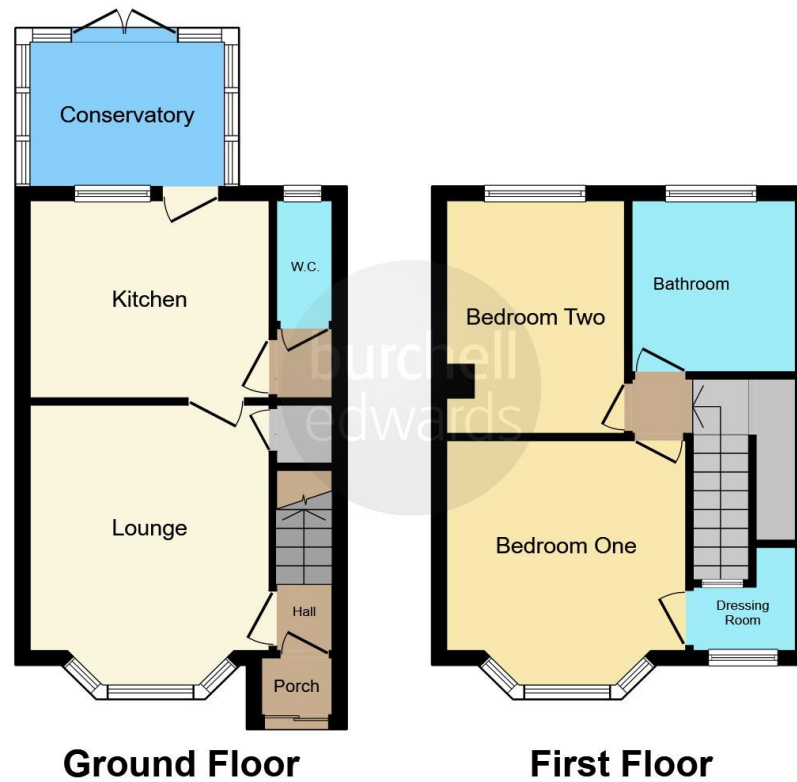
Front Garden

Block paved driveway providing off road parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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