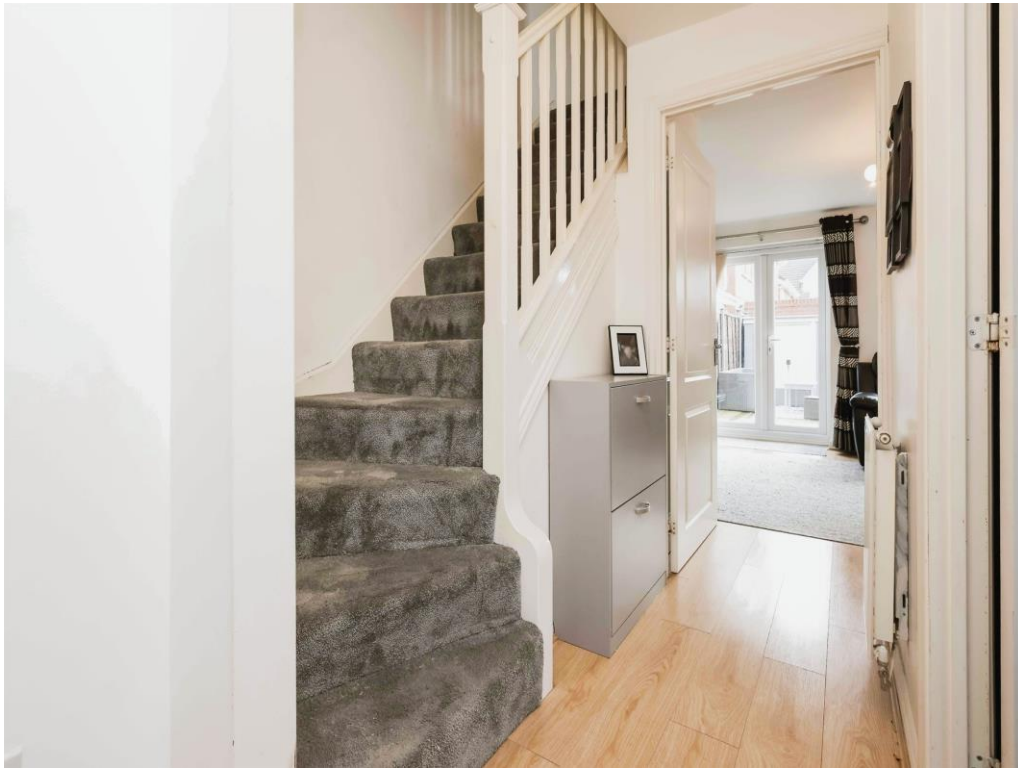




Shustoke Road, Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to offer this well presented three-bedroom semi-detached family home, situated in a very popular area of Shard End, Birmingham (B34).

Offering off-road parking, private rear garden and additional attributes such as a guest W/C, lounge, fitted kitchen and family bathroom.

The property has been well maintained and is modernised throughout and within easy reach of all amenities, great school catchments and transport links.

Benefits include gas central heating and double glazing throughout, making this an ideal purchase for a first time buyer or a growing family looking for more practical living space.

Viewings are recommended to appreciate the space and accommodation available.

Entrance Hallway

Central heating radiator and laminate flooring.

Lounge

12' 10" max x 13' 8" into door recess (3.91m max x 4.17m into door recess)

Double glazed window and patio doors to rear elevation, double glazed window to side elevation, central heating radiator, laminate flooring and storage cupboard.

Guest W.C

Double glazed window to front elevation, wash hand basin, W.C, vinyl flooring and central heating radiator.

Kitchen

11' 9" x 6' 8" (3.58m x 2.03m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, integrated oven and grill, space and plumbing for washing machine, vinyl flooring, central heating radiator and central heating boiler.

Landing

Carpet and loft access.

Bedroom One

8' 11" x 13' 8" max (2.72m x 4.17m max)
Double glazed window to front elevation,
central heating radiator, carpet and storage
cupboard.

Bedroom Two

9' 10" x 7' 7" max into recess (3.00m x 2.31m max
into recess)
Double glazed windows to rear and side
elevations, central heating radiator and
carpet.

Bedroom Three

6' 7" x 6' 2" (2.01m x 1.88m)
Double glazed window to rear elevation,
central heating radiator and carpet.

Bathroom

W.C, wash hand basin, bath with shower
over, heated towel rail, extractor and vinyl
flooring,

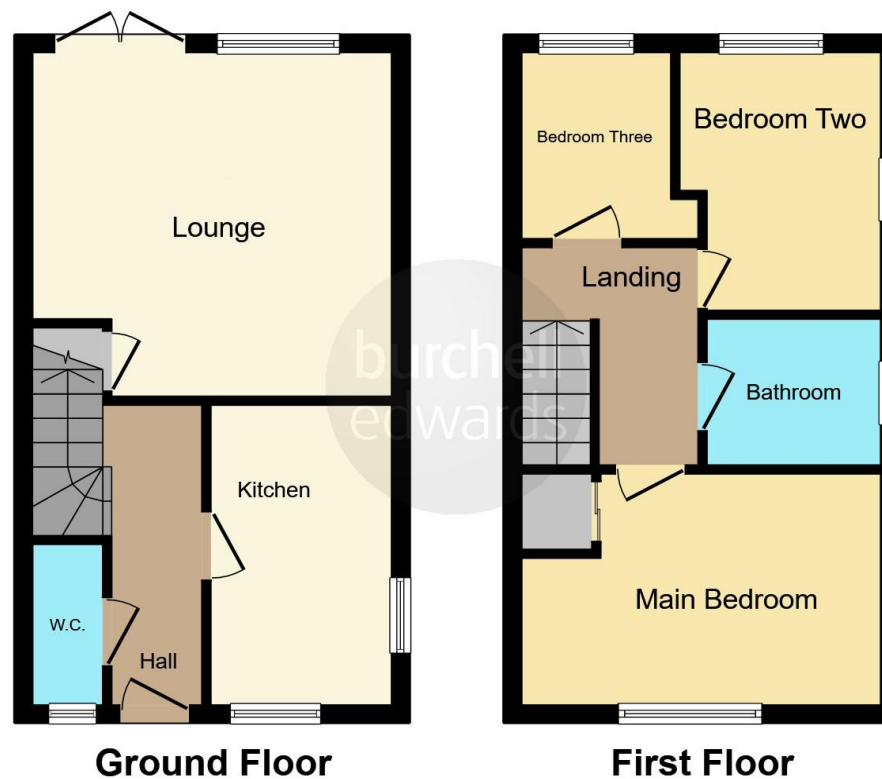
Rear Garden

Patio area, artificial lawn, decked area and
gated side access.









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

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210062

This is a Leasehold property with details as follows; Term of Lease 150 years from 21 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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