



Shirestone Road, Birmingham





# Shirestone Road, Birmingham, B33 0DD

for sale offers over  
**£185,000**



## Property Description

Burchell Edwards are delighted to present this stunning terraced property, ideal for first time buyers or anyone looking for a large Two bedroom property with parking.

The groundfloor consists of a large through lounge, original style kitchen, utility room with W/C. Throughout the property you will be greeted by a clean and modern space with modern fixtures and fittings which make the property very appealing.

Upstairs, the property boasts Two double bedrooms and a modern family bathroom.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

Outside, this property has a well kept rear garden and a large driveway to the front for plenty of off road parking. In addition, you have great access to local schools, amenities and transport links such as the M6 & M42.

We believe this property is of non-standard construction, a non-standard construction property is very common, with plenty of mortgage lenders giving access to mortgages for these properties. We have financial experts within branch that can help advise on this or alternatively make enquiries regarding the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

## Entrance Hallway

Double glazed door to front elevation, central heating radiator, stairs to first floor accommodation, tiled flooring, spotlights and storage cupboard.

## Lounge

22' 5" x 11' max ( 6.83m x 3.35m max )  
Double glazed window to front elevation, double glazed door to rear elevation, central heating radiator and laminate flooring.

## Kitchen

10' 3" x 7' 8" ( 3.12m x 2.34m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, single electric oven, tiled flooring, tiling to splash prone areas, central heating boiler and spotlights.

## Utility Room

7' x 4' 9" ( 2.13m x 1.45m )  
Double glazed windows to rear and side elevations, laminate flooring, wall and base storage units, W.C.

## Conservatory

8' x 8' 6" ( 2.44m x 2.59m )  
Double glazed patio doors to rear elevation, double glazed window to side elevation, tiled flooring.

## Landing

Central heating radiator, carpet and loft access.

## Bedroom One

10' 3" x 17' 7" into recess ( 3.12m x 5.36m into recess )

Two double glazed windows to front elevation, storage cupboard and carpet.

## Bedroom Two

11' 11" into cupboard x 11' 4" into door recess ( 3.63m into cupboard x 3.45m into door recess )

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

## Bathroom

Double glazed opaque window to rear elevation, fully tiled, bath with mixer taps, shower over bath, W/C, wash hand basin, heated chrome towel rail.

## Front Garden

Concrete driveway providing off road parking.

## Rear Garden

Paved patio, laid to lawn and outside tap.













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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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