



Shustoke Road, Birmingham





Property Description

FREEHOLD ON COMPLETION Burchell Edwards are delighted to present this four bedroom town house situated in a popular area of Shard End, Birmingham (B34).

This well-presented property offers plenty of space throughout and is located near many local shop and amenities, neighbouring areas such as Hodge Hill and Castle Bromwich.

Spread across three storeys and briefly consisting of an entrance hallway, fitted kitchen, guest WC, lounge/dining area, four bedrooms (one of which is currently being occupied as a reception room) with an en-suite to the master and a family bathroom. Additional benefits of double glazing and gas central heating throughout.

Upon arrival you will also discover off-road parking by way of a private driveway for one vehicle to the front and a garage to the rear. There is a low maintenance rear garden with fenced boundaries and gated rear access.

Given its' locality, the property falls within a great catchment area for local schools and has easy access to transport links to the M6/M42 Motorways, as well as offering an easy commute into Birmingham City Centre and Birmingham Airport.

Viewings are highly recommended to appreciate the space and accommodation available, we recommend booking early as this is one not to be missed!

Entrance Hallway

Stairs to first floor accommodation, central heating radiator, storage cupboard and laminate flooring.

Lounge

10' 8" max into recess x 14' 1" (3.25m max into recess x 4.29m)

Double glazed windows and patio doors to rear elevation, central heating radiator and laminate flooring.

Kitchen

12' 4" x 8' 3" max (3.76m x 2.51m max)

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

W.C

W.C, wash hand basin, extractor, central heating radiator and vinyl flooring.

First Floor Landing

Central heating radiator, carpet and stairs to second floor accommodation.

Bedroom Three

9' 4" max into door recess x 14' 2" (2.84m max into door recess x 4.32m)

Two double glazed windows to rear elevation, central heating radiator and carpet.

Bathroom

Bath with rainfall shower over, W.C, wash hand basin, central heating radiator, extractor, vinyl flooring and shaver point.

Bedroom Four

10' 2" max into recess x 14' 1" (3.10m max into recess x 4.29m)

Two double glazed windows to front elevation, central heating radiator and carpet,

Bedroom Two

11' 9" max into door recess x 14' 1" (3.58m max into door recess x 4.29m)

Two double glazed windows to front elevation, central heating radiator and carpet.

Bedroom One

7' 7" x 14' 2" (2.31m x 4.32m)

Two double glazed windows to rear elevation, central heating radiator and carpet.

En-Suite

Shower cubicle, W.C, wash hand basin, central heating radiator, extractor, shaver point and spotlights.

Second Floor Landing

Central heating radiator, carpet, airing cupboard and loft access.

Front Garden

Gravel area, block paved driveway for one vehicle and outside tap.

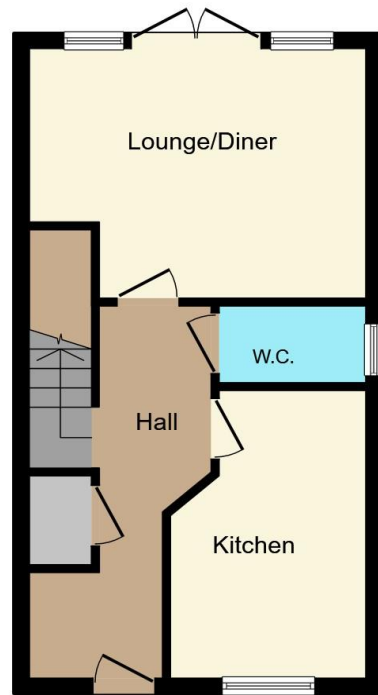
Rear Garden

Gravel area, patio area, gated rear access, fencing to boundaries and garage located at rear.

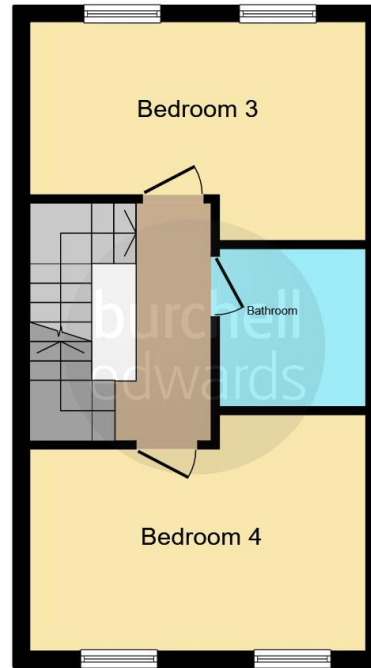




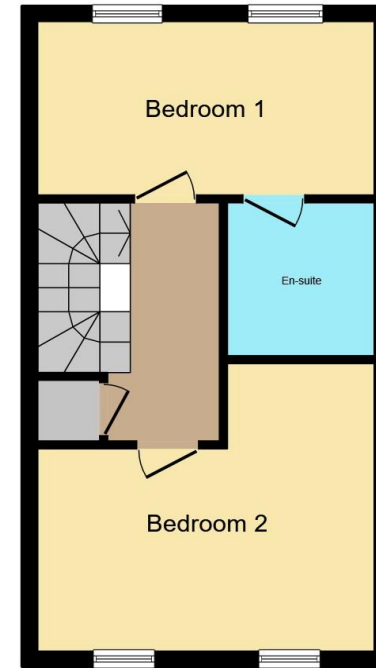




Ground Floor



First Floor



Second Floor

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 Council Tax
 Band: C

Service Charge: 300.00 Ground Rent:
 150.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210415

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2012. 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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Property Ref: CBW210415 - 0004