



102 Old Croft Lane, Shard End, B34 7BS

Asking price £240,000

Mid terrace property in the popular location of Shard End. In brief the property comprises entrance hallway, lounge, kitchen diner, lean-to, three bedrooms, bathroom, front and rear garden. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Lawned area with path leading to entrance front door.



Lean-To

13'7" plus recess x 7'5" (4.14m plus recess x 2.26m)
Single glazed windows to rear and side, storage cupboard, door to rear and door giving access to shared side access.



Entrance Hallway

Radiator, ceiling light point, meter cupboard and stairs rising to first floor accommodation.



Landing

Access to loft and ceiling light point.



Lounge

11'4" x 13'11" (3.45m x 4.24m)
Double glazed window to fore, radiator, two wall light points and ceiling light point.



Bedroom One

11'5" max x 12'3" plus recess (3.48m max x 3.73m plus recess)
Double glazed window to fore, radiator and ceiling light point.



Kitchen Diner

20'6" x 8'10" (6.25m x 2.69m)
Having a range of matching wall, base and drawer units, electric hob, oven and extractor hood, sink with mixer tap over, ceiling light point, radiator and three double glazed windows to rear.

Bedroom Two

12'10" plus recess x 8'11" (3.91m plus recess x 2.72m)
Double glazed window to rear, radiator, ceiling light point and built in wardrobe.



Bedroom Three

26'2"13'1" x 19'8"22'11" (8'4" x 6'7")

Double glazed window to fore, radiator, ceiling light point and storage cupboard.

been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: B
EPC Rating: C



Bathroom

Two double glazed windows to rear, ceiling light point, low level wc, wash hand basin, bath with shower over, heated towel rail and cupboard housing central heating boiler.



Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			86
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		73	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.