



## 12 Shenton Walk, Birmingham, B37 6HD

### Offers over £230,000

This three bedroom end terrace property briefly comprises hallway, open plan downstairs living/dining and kitchen, three good size bedrooms and family bathroom. There is an enclosed rear garden and a driveway to the front. This property is an ideal family home. Call Now To View !

## Approach

Via block paved driveway to front with off road parking, EV charging point.



## Hallway

Double glazed door and window to front, stairs to first floor accommodation and spot lights to ceiling



## Lounge/Diner

8'08 x 21'01 (2.64m x 6.43m)

Double glazed window to front, double glazed French doors to rear, media wall, feature fire, two radiators and spot lights to ceiling.



## Kitchen

15'03 x 9'07 (4.65m x 2.92m)

Double glazed French doors, wall base and drawer units, integrated microwave oven, integrated oven and electric hob with extractor over, sink unit with drainer and mixer tap, cupboard concealing wall mounted central heating boiler, space for white goods, radiator and spot lights to ceiling.

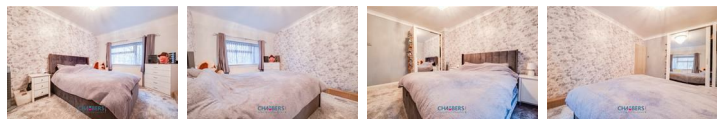
## Landing

Loft access and ceiling light point.

## Bedroom One

15'2 x 10'3 (4.62m x 3.12m)

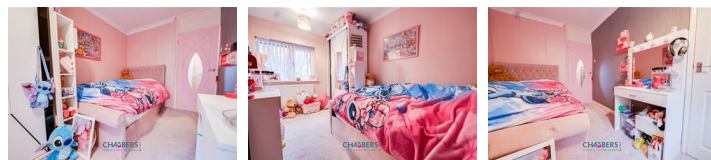
Double glazed window to front, radiator and ceiling light point.



## Bedroom Two

7'09 x 12'03 (2.36m x 3.73m)

Double glazed window to front, built in storage cupboard, radiator and ceiling light point.



## Bedroom Three

10'01 x 6'10 (3.07m x 2.08m)

Double glazed window to rear, radiator and ceiling light point.

## Bathroom

Two double glazed windows to rear, low level w/c, panel bath with telephone shower, separate shower cubicle, hand wash basin with vanity unit, radiator and ceiling light point.



## Rear Garden

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

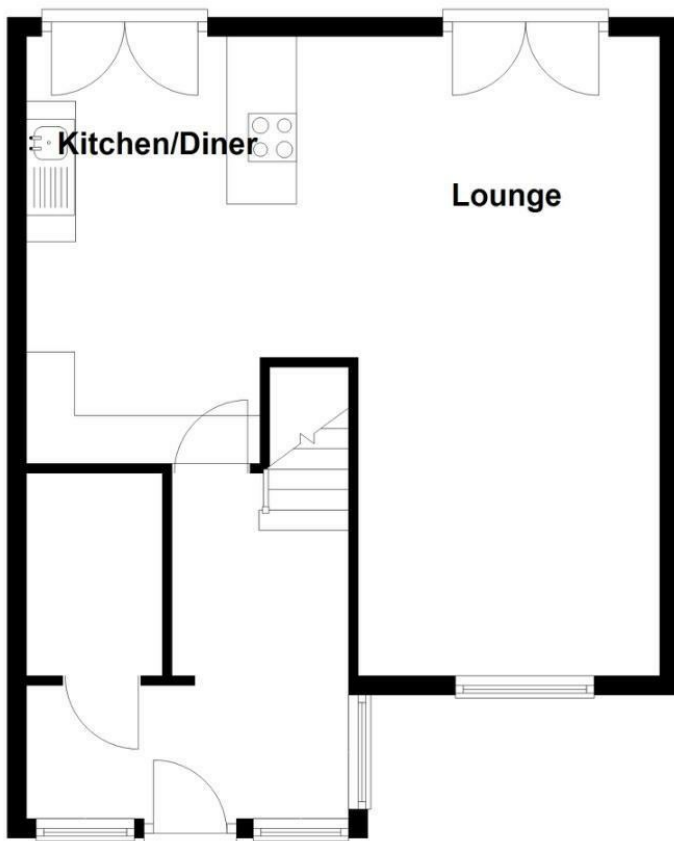
Council Tax Band - B

EPC Rating - C



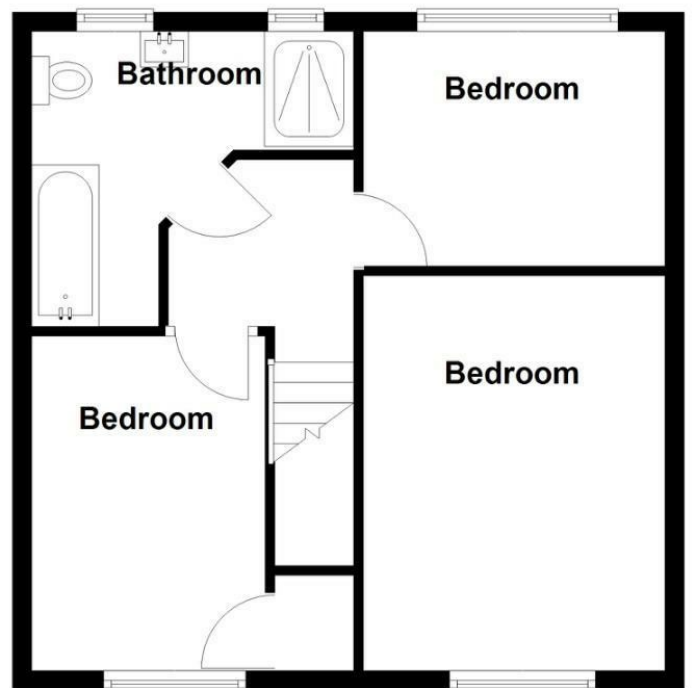
## Ground Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 92.6 sq. metres (996.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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