

Horton & Senate



64 Shaftmoor Lane, Acocks Green, Birmingham, B27 7RS

£275,000

- THREE DOUBLE BEDROOMS
- KITCHEN/DINER
- BATHROOM
- POTENTIAL TO EXTEND
- THREE RECEPTION ROOMS
- GF WC AND UTILITY
- PRIVATE REAR GARDEN
- LARGE FAMILY HOME

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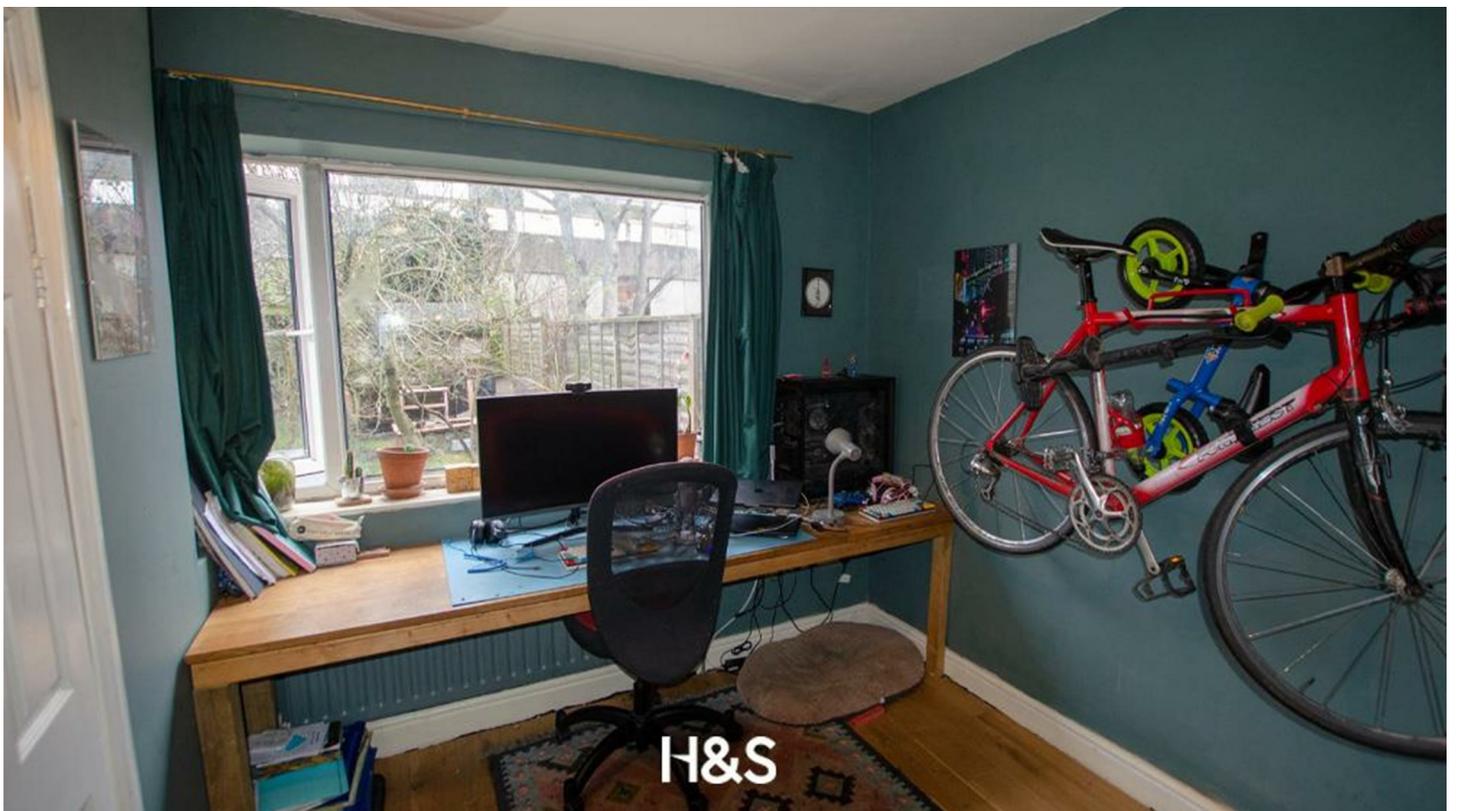
NO CHAIN Situated in a popular and well-established residential area, this well-presented home on Shaftmoor Lane offers comfortable and versatile living space ideal for families, first-time buyers, or investors alike. The property features bright, well-proportioned rooms throughout, creating a welcoming atmosphere with plenty of natural light.

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Council Tax Band:



Accommodation

First reception room

A welcoming reception room which has many uses, with a door to the lounge, a door to the kitchen, a door to the third reception room and stairs to the first floor landing

Lounge

A bright and comfortably sized lounge, ideal for everyday family living and entertaining, benefiting from good natural light and open plan to the kitchen/diner

Kitchen / Dining Area

A functional kitchen space with ample storage and work surfaces, offering room for dining and direct access to the rear of the property, making it well suited to modern living.

First Floor

Bedrooms

The property offers THREE DOUBLE bedrooms, each providing comfortable accommodation with flexibility for family use, home working, or guest space.

Bathroom

Fitted with a practical suite designed for everyday convenience.

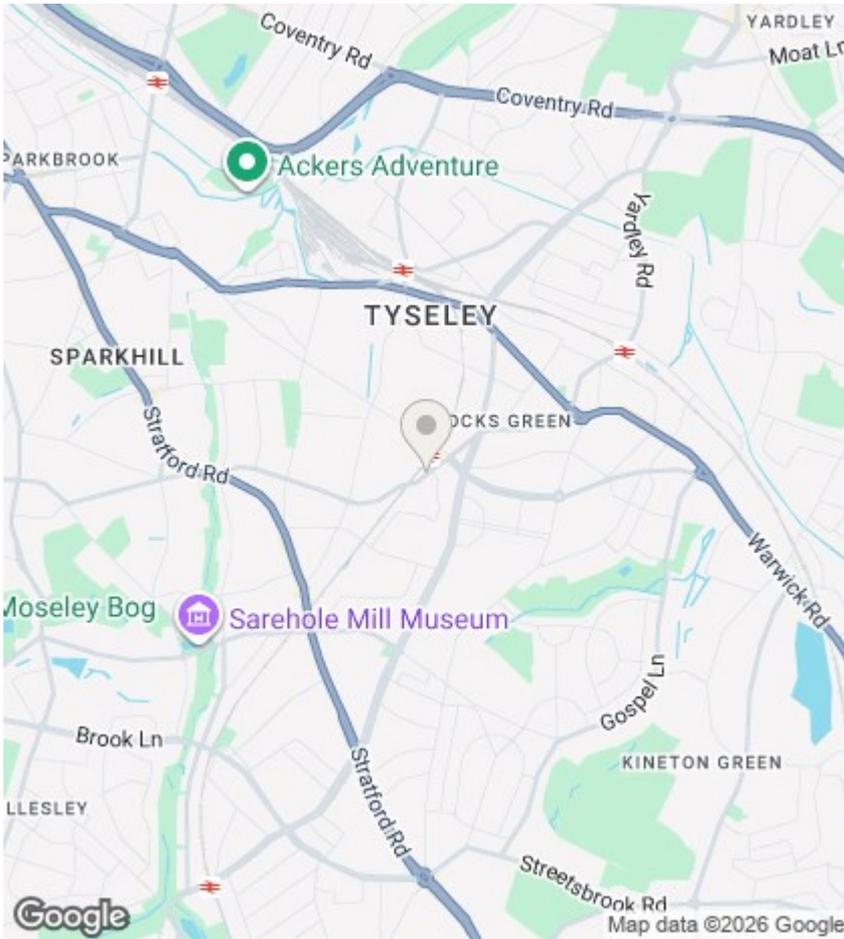
Outside

To the rear, the property benefits from a private garden, ideal for outdoor seating, family use, or entertaining. The front of the property provides kerb appeal and access to the home.

Location

Shaftmoor Lane is conveniently positioned for local shops, schools, and public transport links, offering easy access to Birmingham city centre and surrounding areas.





Directions

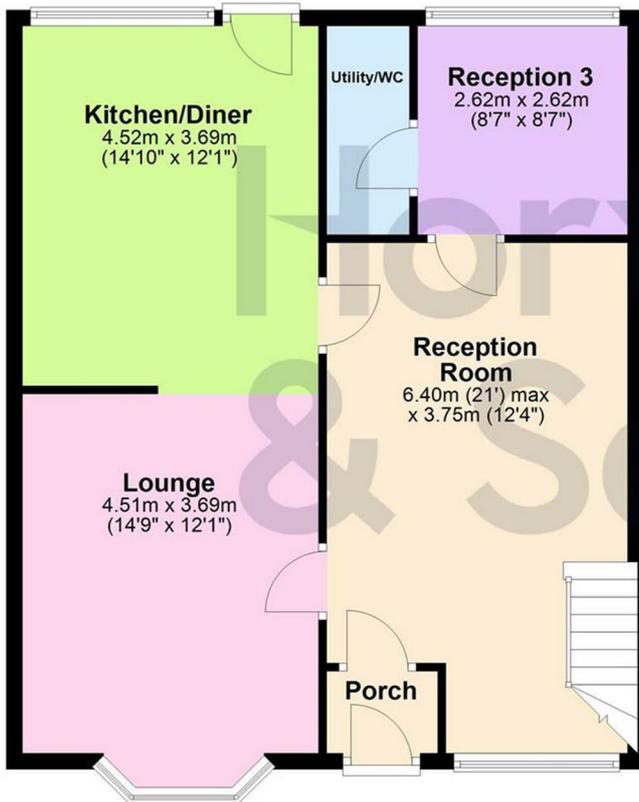
Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

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

Ground Floor



First Floor

