





## Property Description

Burchell Edwards Castle Bromwich are delighted to offer this stylish three bedroom semi-detached, conveniently located in the Shard End area of Birmingham (B34).

The property in brief comprises an entrance hallway, ground floor W/C, spacious lounge, kitchen/diner, family bathroom, three bedrooms. Outside, the rear you have a low maintenance rear garden and to the front ample off road parking.

Location is key as it allows easy access to many amenities including shops, eateries and public transport links into Birmingham City Centre, Birmingham Airport and many more popular destinations.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Hallway

Door to front elevation, central heating radiator and tiled flooring.

## Lounge

13' 3" x 15' 3" ( 4.04m x 4.65m )  
Double glazed window to front elevation, central heating radiator, carpet and stairs to first floor accommodation.

## Kitchen/ Diner

9' 8" x 15' 3" ( 2.95m x 4.65m )  
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric cooker, partial lino flooring and partial carpet flooring, central heating boiler, central heating radiator, space and plumbing for washing machine.

## Conservatory

10' 5" x 9' 3" ( 3.17m x 2.82m )  
Double glazed windows to side and rear elevations, double glazed door to side elevation, tiled flooring.

## Landing

Carpet, airing cupboard and loft access via hatch.

## Bedroom One

13' x 8' 11" ( 3.96m x 2.72m )  
Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Two

10' x 8' 11" into door recess ( 3.05m x 2.72m into door recess )  
Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Three

6' 5" x 8' 9" ( 1.96m x 2.67m )  
Double glazed window to front elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator, lino flooring and tiling to walls.

## Ground Floor W.C

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator and tiled flooring.

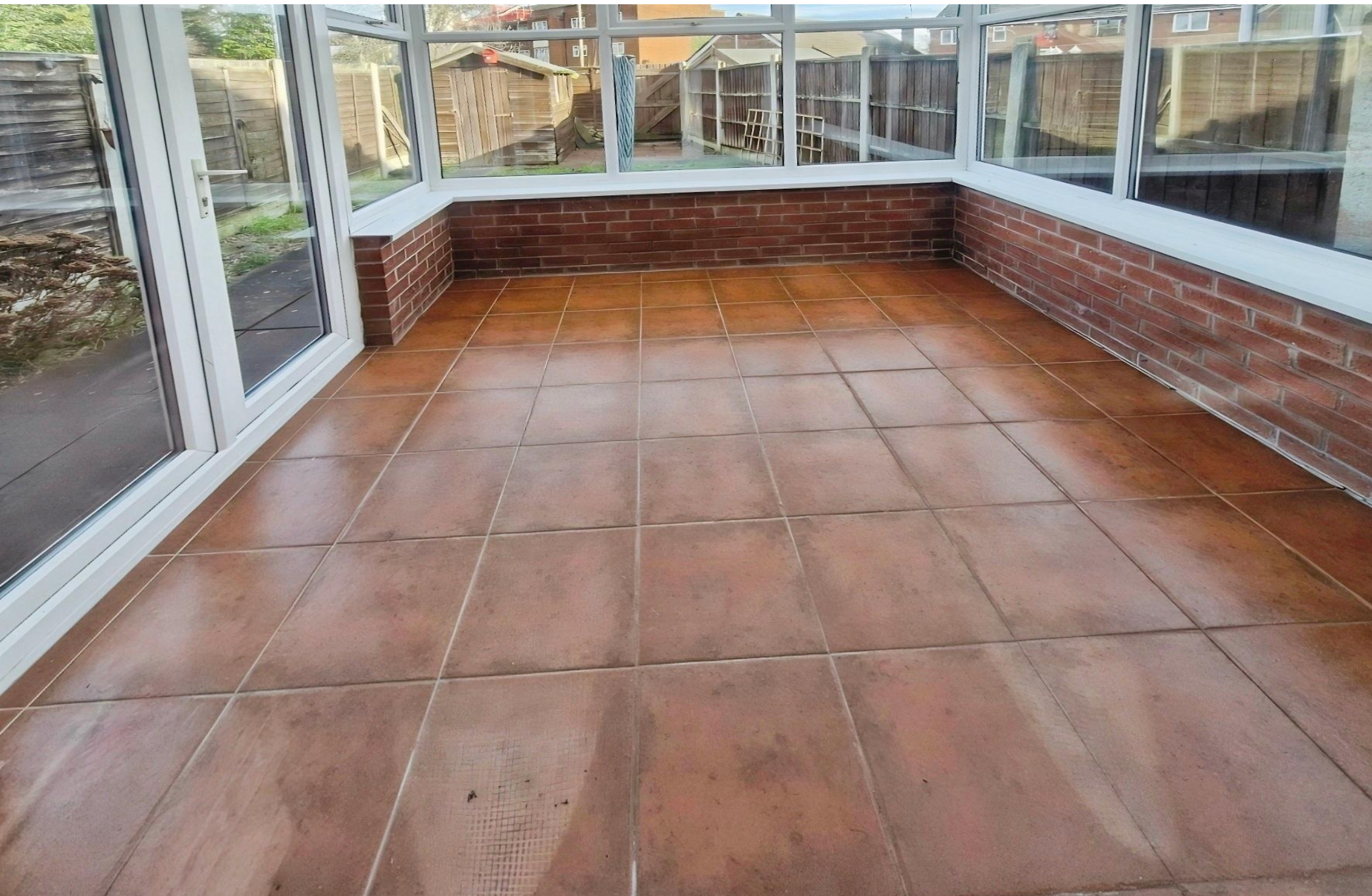
## Front Garden

Block paved driveway providing off road parking.

## Rear Garden

Laid to lawn and paved patio.







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Tenure: Freehold

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