



**Shard End Crescent, Birmingham
B34 7AB**

Asking Price £260,000

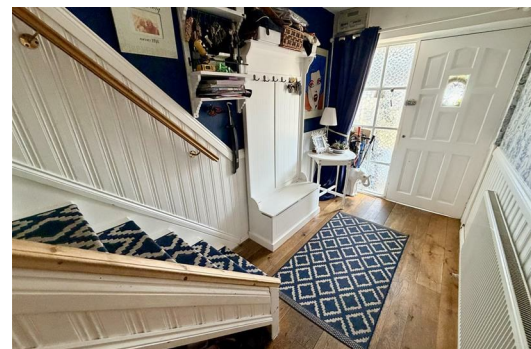
Freehold - Birmingham Council Band: B - EPC:

Welcome to this charming house located on Shard End Crescent in the desirable area of Shard End. This delightful property boasts a spacious entrance hall that sets a warm and inviting tone as you step inside. The home features a comfortable reception room, perfect for relaxing or entertaining guests as well as a conservatory to the rear

With three well-proportioned bedrooms, this house offers ample space for families or those looking for extra room for guests or a home office. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

One of the standout features of this property is the large garage and workshop, providing an excellent opportunity for hobbyists or those in need of additional storage space. The garage can easily accommodate vehicles or be transformed into a creative workspace.

Overall, this house on Shard End Crescent presents a wonderful opportunity for those seeking a comfortable family home with practical features and a welcoming atmosphere. Don't miss the chance to make this property your own.



Entrance

Via double glazed door entrance door leading into:

Porch

1'8" x 7'1" (0.50m x 2.15m)

Door to:

Entrance Hall

12'10" x 5'11" (3.90m x 1.81m)

Radiator, wooden flooring, textured ceiling, stairs to first floor landing, door to kitchen and double doors, to

Lounge

20'3" x 11'6" (6.18m x 3.50m)

Double glazed bay window to front, wood burner stove in chimney with brick chimney breast and timber mantle over. Radiator, telephone point, TV point, coving to textured ceiling, opening through to:

Dining Area

8'5" x 8'6" (2.56m x 2.60m)

Radiator, wooden flooring, coving to textured ceiling, double doors to conservatory, opening into:

Kitchen

11'11" x 9'1" (3.63m x 2.76m)

1+1/2 bowl china sink unit with single drainer, swan neck mixer tap and tiled splashbacks, space for range, window to rear, wooden flooring, door to:

Utility

Stainless steel sink unit with double drainer, plumbing for washing machine, space for freezer, window to side, door to outside and further door to:

WC

Low-level WC.

Conservatory

13'3" x 13'4" (4.05m x 4.07m)

With wood burner, stable door to the rear.

Landing

9'7" x 5'11" (2.93m x 1.80m)

Spindle Balustrade, textured ceiling, access to loft space with pull down ladder and being boarded, door to storage cupboard and further doors to:

Bedroom

10'0" x 11'9" (3.06m x 3.58m)

Double glazed window to rear, radiator, textured ceiling, double door and opening to two wardrobes

Bedroom

10'9" x 11'9" (3.27m x 3.58m)

Double glazed window to front, radiator, textured ceiling.

Bedroom

7'3" x 8'0" (2.20m x 2.45m)

Double glazed window to front, radiator, wooden laminate flooring, door to wardrobe

Bathroom

5'7" x 8'1" (1.70m x 2.46m)

Fitted with three piece suite with comprising, deep bath with ornamental feet, pedestal wash hand basin with shower over and low-level WC, tiled splashbacks, obscure double glazed window to rear, radiator.

Outside

To the rear is an enclosed garden with large pergola attached to the rear of the property to utilise the outside space, there is a paved patio area, lawn and personal

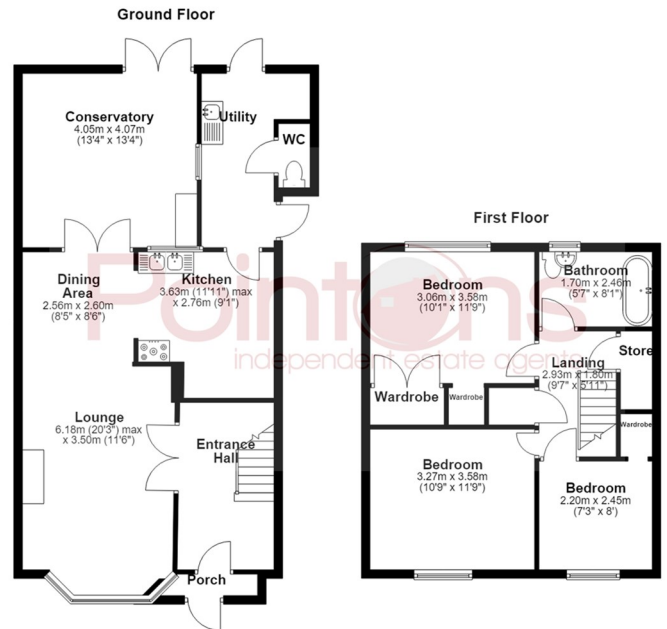
access to a workshop/ garage, with vehicular access from beyond with power and lighting. A private access to the rear does have locked gates and is only accessible for a few of the neighbouring properties, To the front there is a driveway providing parking

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Planning Consent

The current vendor has recently had planning consent approved for two further bedrooms and an additional bathroom to be created in the loft space of the property



All floor plans are for a guide of the layout, and not to scale. Plan produced using PlanUp.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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