



Cat Lane - Shard End
Birmingham

Offers in the Region of
£205,000

A deceptively spacious one-bedroom bungalow with well-proportioned accommodation, a generous reception room, conservatory, brand new kitchen and shower room, useful utility area and the benefit of being offered for sale with no onward chain.

Outside, the property benefits from front and rear gardens. The front garden has an artificial lawn, gravelled areas and paved pathways, while the enclosed rear garden provides a private outdoor space with plenty of potential to personalise and make your own.

The enclosed porch is a useful addition, providing an extra layer of security as well as a handy space for deliveries, coats and shoes before entering the home.



The modern fitted kitchen is brand new and has never been used, featuring a range of white wall and base units, complementary work surfaces and tiled splashbacks, along with integrated cooking appliances including a gas hob and electric oven.

There is also a useful utility area with space for a washing machine and additional storage.

The shower room has also been newly fitted and has never been used, featuring a modern shower enclosure, WC and wash hand basin, together with useful built-in shelving and storage.



The double bedroom benefits from a large bay-style window, allowing plenty of natural light into the room.

The reception room is a comfortable and well-proportioned space, with plenty of natural light and a pleasant outlook towards the front of the property. From here, there is direct access into the conservatory.

The conservatory is a great addition to the home and offers plenty of flexibility. It could be used as a second sitting area, dining space, home office or simply somewhere to enjoy views of and access to the rear garden.

Overall, this is a perfect bungalow for anyone looking for comfortable single-storey living, with more space and flexibility than you might initially expect from a one-bedroom property.







Energy performance certificate (EPC)		
40, Cill Lane BIRMINGHAM B34 6PY	Energy rating D	Valid until: 8 September 2028 Certificate number: 0391-2890-6187-9578-8781
Property type	end-terrace bungalow	
Total floor area	47 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

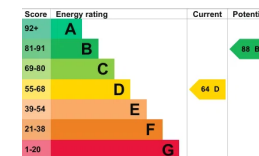
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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IMPORTANT INFORMATION

This floor plan has been prepared for marketing purposes and is intended as a guide only. Whilst every care has been taken to ensure accuracy, measurements, dimensions and room layouts are approximate and may vary from those at the property. The plan is not drawn to scale and should not be relied upon for precise measurements or for the positioning or installation of furniture, fittings or appliances.

Prospective purchasers are advised to verify all measurements and property information independently before making any decisions or entering into a contract.