



**Shopton Road, Birmingham B34 6NY**



welcome to

## Shopton Road, Birmingham

\*\*LARGER STYLE MID TERRACE PROPERTY\*\*LOUNGE DINER OPENING UP TO A RE FITTED KITCHEN WITH APPLIANCES\*\*COVERED SIDE AREA LEADING TO BRICK BUILT SHED, WC AND REAR GARDEN\*\*THREE GOOD SIZE BEDROOMS\*\*FAMILY BATHROOM\*\*FRONT AND REAR GARDENS\*\*



## Entrance Hall

Ceiling light point, radiator, laminate flooring, meter cupboard and stairs up to first floor.

## Lounge

Double-glazed window to front, double-glazed sliding door to rear, two radiators, two ceiling light points, access to kitchen and laminate flooring.

## Kitchen

Double-glazed window to rear, spotlights, cupboards, drawers and base units, roll top work surface, stainless steel sink and drainer, hob, oven, cooker hood, dishwasher, fridge freezer, laminate flooring and door to side access.

## Side Access/Utility Room

Door to front, ceiling light point, door to utility with plumbing for washing machine, door to downstairs w.c. and door to garden.

## Landing

Loft access with ladder, half boarded floor, ceiling light point and two built in cupboards.

## Bedroom One

Two double-glazed windows to the front, radiator, ceiling light point and built in cupboard.

## Bedroom Two

Double-glazed window to rear, radiator, ceiling light point and built in cupboard.

## Bedroom Three

Double-glazed window to front, radiator, ceiling light point, built in cupboard and laminate flooring.

## Bathroom

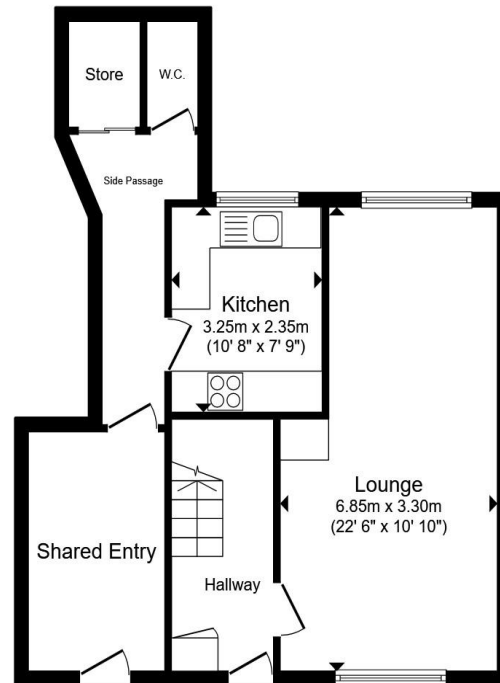
Double-glazed window to rear, radiator, spotlights, corner bath with shower over, vanity sink unit, and laminate flooring

## Separate W.C.

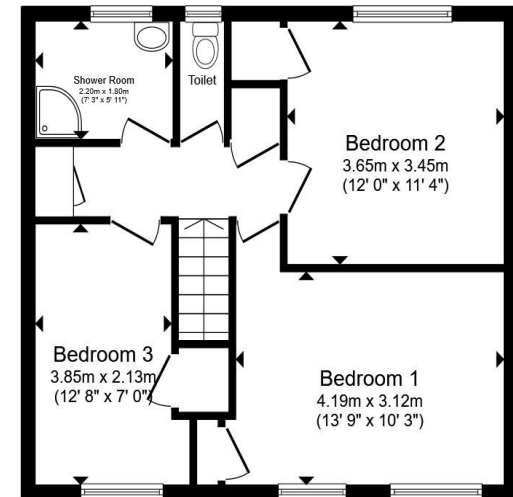
Low level, w.c., double-glazed window to rear, ceiling light point and laminate flooring.

## Rear Garden

Patio area, mainly lawned, brick shed, enclosed by fencing and hedge.



Ground Floor



First Floor

Total floor area 100.7 m<sup>2</sup> (1,084 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Shopton Road, Birmingham

- LARGER STYLE MID TERRACE PROPERTY
- THREE GOOD SIZE BEDROOMS
- LOUNGE DINER
- RE-FITTED KITCHEN
- UPSTAIRS RE-FITTED BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £200,000



Please note the marker reflects the postcode not the actual property

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