



Shopton Road, BIRMINGHAM B34 6NX

welcome to Shopton Road, BIRMINGHAM

*** DO NOT MISS OUT *** EXCELLENT CONDITION *** THREE BEDROOM *** SEMI DETACHED *** DRIVEWAY *** LOUNGE DINER *** OPEN PLAN KITCHEN *** DOWNSTAIRS WC *** FAMILY BATHROOM *** FREEHOLD *** PERFECT FIRST TIME BUY *** POPULAR RESIDENTIAL LOCATION ***
*** CALL SHIPWAYS TO VIEW ***

Entrance Hall

Stairs up to first floor, ceiling light point and meter cupboard

Entrance Porch

Double glazing to front and side, spotlights and door to hallway.

Downstairs Toilet

Low w.c., ceiling light point and hand wash basin.

Lounge

22' 5" x 10' 1" (6.83m x 3.07m)
Double glazing to front, 2 radiators, spotlights, archway to kitchen and double-glazed sliding door to rear.

Kitchen

10' 1" x 7' 6" (3.07m x 2.29m)
Wall and base units, boiler on wall, built in cooker, hob and extractor fan, space for appliances, steel sink and drainer and double glazing to rear.

Bedroom 1

11' 2" x 11' 1" (3.40m x 3.38m)
Double glazed window to rear, 1 radiator and ceiling light point.

Bedroom 2

10' 1" x 8' 5" (3.07m x 2.57m)
Double glazed window to front, ceiling light point and 1 radiator

Bedroom 3

8' 9" x 6' 1" (2.67m x 1.85m)
Double glazed window to front, ceiling light point and 1 radiator

Bathroom

Obscured Double glazed window to rear and side, ceiling light point, shower over the bath, hand wash basin, low w.c. and towel rail radiator

Rear Garden

Paved patio, lawn and fenced border

Agents Note

This property is non-standard construction



Ground Floor

First Floor

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.focalagent.com



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- SEMI DETACHED
- THREE BEDROOMS
- OPEN PLAN KITCHEN
- LOUNGE DINER
- FAMILY BATHROOM

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

£220,000



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Property Ref:
CAB107334 - 0009

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