



**Pear Tree Road, Shard End Birmingham B34 6RZ**

**welcome to**

**Pear Tree Road, Shard End Birmingham**

**\*\*TWO BEDROOMS\*\*MID TERRACE\*\*LOUNGE DINER\*\*FITTED KITCHEN\*\*UPSTAIRS BATHROOM\*\*FRONT AND REAR GARDENS\*\*VIEWING RECOMMENDED\*\***



**Entrance Hall**

Radiator, ceiling light point, door to meter cupboard, laminate flooring and stairs up to first floor.

**Lounge**

21' 5" x 11' 5" max 8' 9" min (6.53m x 3.48m max 8' 9" min)  
Double glazed window to front and rear, radiator, two ceiling light points, coving, laminate flooring and feature fireplace.

**Kitchen**

8' 4" x 7' 4" min + door & recess (2.54m x 2.24m min + door & recess)  
Double glazed window to rear, wooden work surface, Belfast sink, hob, oven and cooker hood, plumbing for washing machine, pantry, side door to covered access with door to rear and shed.

**Landing**

x 2 ceiling light points and loft access.

**Bedroom One**

14' 6" x 9' 9" (4.42m x 2.97m)  
Double glazed window to front, radiator, ceiling light point and built in cupboard.

**Bedroom Two**

11' 3" Max x 11' 7" Max (3.43m Max x 3.53m Max)  
Double glazed window to rear, radiator and ceiling light point.

**Bathroom**

Double glazed window to rear, ceiling light point, P shaped bath, shower attachment and wall mounted sink.

**Separate Toilet**

Double glazed window to rear, ceiling light point, low level w.c. and half height tiling.

**Garden**

Paved patio, wooden raised patio, mainly lawned, mature shrubs and trees, enclosed by fencing and door to shed.



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## Pear Tree Road, Shard End Birmingham

- MID TERRACE PROPERTY
- TWO BEDROOMS
- LOUNGE DINER
- FITTED KITCHEN
- UPSTAIRS BATHROOM

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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