



## 66 Shopton Road, Birmingham, B34 6NX

### Offers in excess of £230,000

This extremely well presented three bedroom semi detached home briefly comprises hallway, lounge, kitchen/diner, utility area, three bedrooms and bathroom. There is a driveway to the front and an enclosed rear garden. This property must be viewed to appreciate the standard of property on offer!



## Approach

Via block paved driveway with off road parking.



## Hallway

Double glazed door to front, storage cupboard, stairs to first floor accommodation, radiator and ceiling light point.



## Lounge

Double glazed bay window to front, radiator and ceiling light point.



## Kitchen

Double glazed window and double glazed French doors to rear, wall base and drawer units, sink with drainer and mixer tap, integrated oven and microwave, integrated induction hob with extractor over, integrated dishwasher and fridge freezer, radiator, spot lights to ceiling and ceiling light point.



## Utility Area

Door to front and door to rear garden, space for white goods and ceiling light point.

## Landing

Double glazed window to side, loft access and ceiling light point.



## Bedroom One

Double glazed window to front, fitted wardrobes, radiator and ceiling light point.



## Bedroom Two

double glazed window, radiator and ceiling light point.



## Bedroom Three

Double glazed window, radiator and ceiling light point.



## Bathroom

Two double glazed obscured window, low level w/c, hand wash basin in vanity, panel bath with shower over, radiator and ceiling light point.



## Rear Garden

Paved patio area, area laid to lawn, decked area and enclosed to neighbouring boundaries.



## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

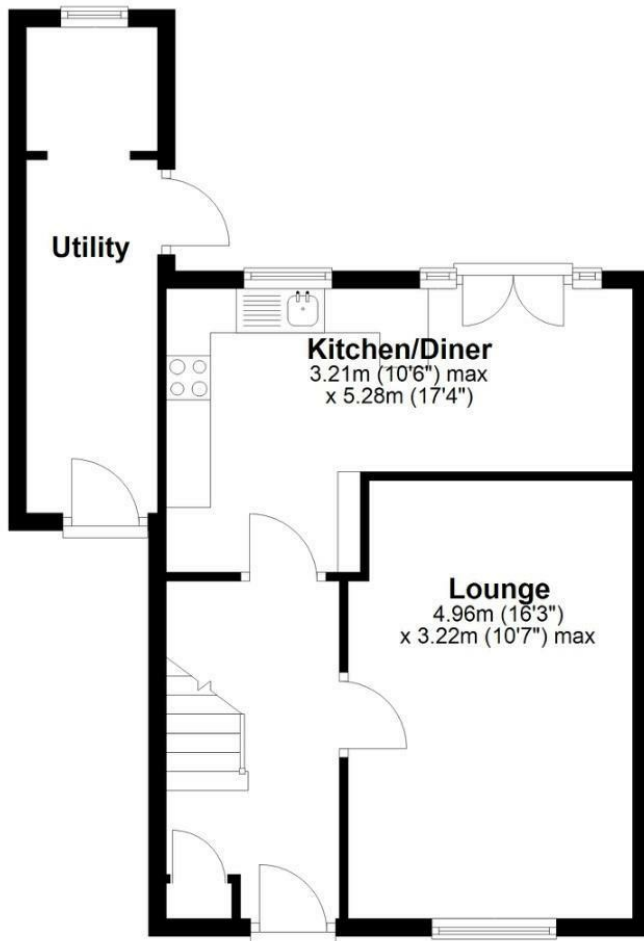
We believe this property to be of non standard construction

Council Tax Band - B

EPC Rating - D

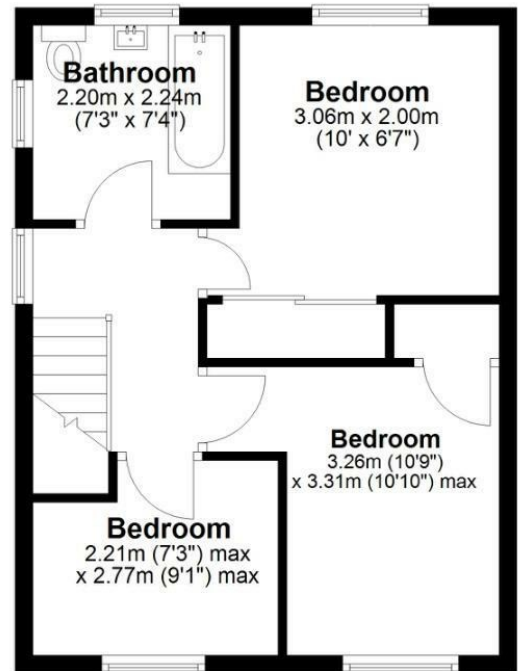
## Ground Floor

Approx. 46.0 sq. metres (495.7 sq. feet)

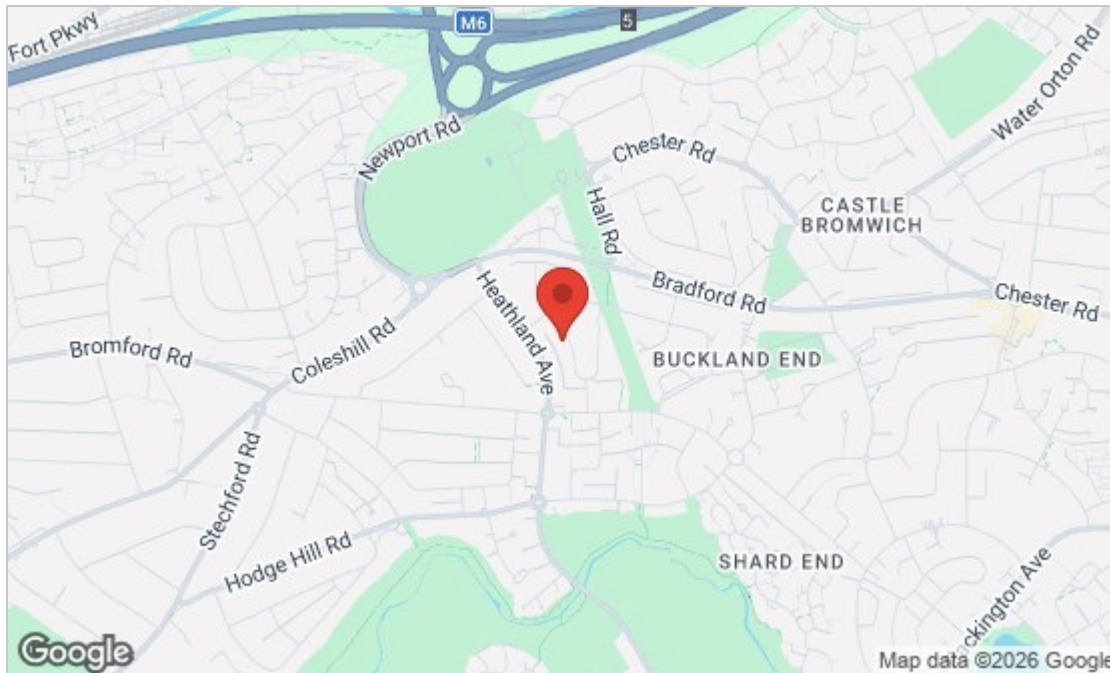


## First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 65      | 77        |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net