



Pear Tree Road
Shard End Birmingham





Property Description

Burchell Edwards are delighted to present this two bed end of terrace property, situated in the Shard End area of Birmingham (B34).

In brief this home comprises of a paved foregarden, entrance hallway, lounge diner, fitted kitchen and a utility area with guest W/C. To the first floor there are two bedrooms and a family bathroom, You will also discover a generously sized garden to the rear, with gated access, that has the possibility to be made into a space for off-road parking if wanted.

Location is key as it allows easy access to many amenities including shops, eateries and public transport links into Birmingham City Centre, Birmingham Airport and many more popular destinations.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

Approach

Paved fore garden leading to a double glazed door into:

Entrance Hallway

Obscure double glazed window to side elevation, stairs to first floor, meter cupboard, laminate flooring, ceiling light point and vertical central heating radiator.

Lounge/ Diner

21' 4" max into recess x 11' 5" max into recess (6.50m max into recess x 3.48m max into recess)
Double glazed window to front elevation, double glazed French doors and windows to rear elevation, two ceiling light points and two central heating radiators.

Kitchen

9' 6" max into recess x 8' 2" (2.90m max into recess x 2.49m)
Double glazed window to rear elevation, door

to side giving access into utility, a range of wall and base units with work surface over incorporating a sink with drainer, integrated oven and grill, induction hob with extractor over, plumbing for dishwasher and tiled to splashprone areas and floor.

Utility Room

13' 1" x 4' 4" max into recess (3.99m x 1.32m max into recess)

Double glazed door to front elevation, double glazed door to side elevation giving access to the rear garden, plumbing for washing machine, ceiling light point and tiled floor.

W.C

Wash hand basin, low level flush WC, ceiling light point and tiled floor.

Landing

Obscure double glazed window to side elevation, loft access, airing cupboard and ceiling light point.

Bedroom One

9' 8" x 14' 5" max into recess (2.95m x 4.39m max into recess)

Double glazed window to front elevation, storage cupboard, ceiling light point, spotlights and central heating radiator.

Bedroom Two

11' 4" x 11' 6" (3.45m x 3.51m)

Double glazed window to rear elevation, ceiling light point and central heating radiator.

Bathroom

Obscure double glazed window to rear elevation, heated towel warmer, vinyl flooring, bath with shower over, tiling to walls, low level flush WC, wash hand basin with vanity storage, ceiling light point and tiling to walls.

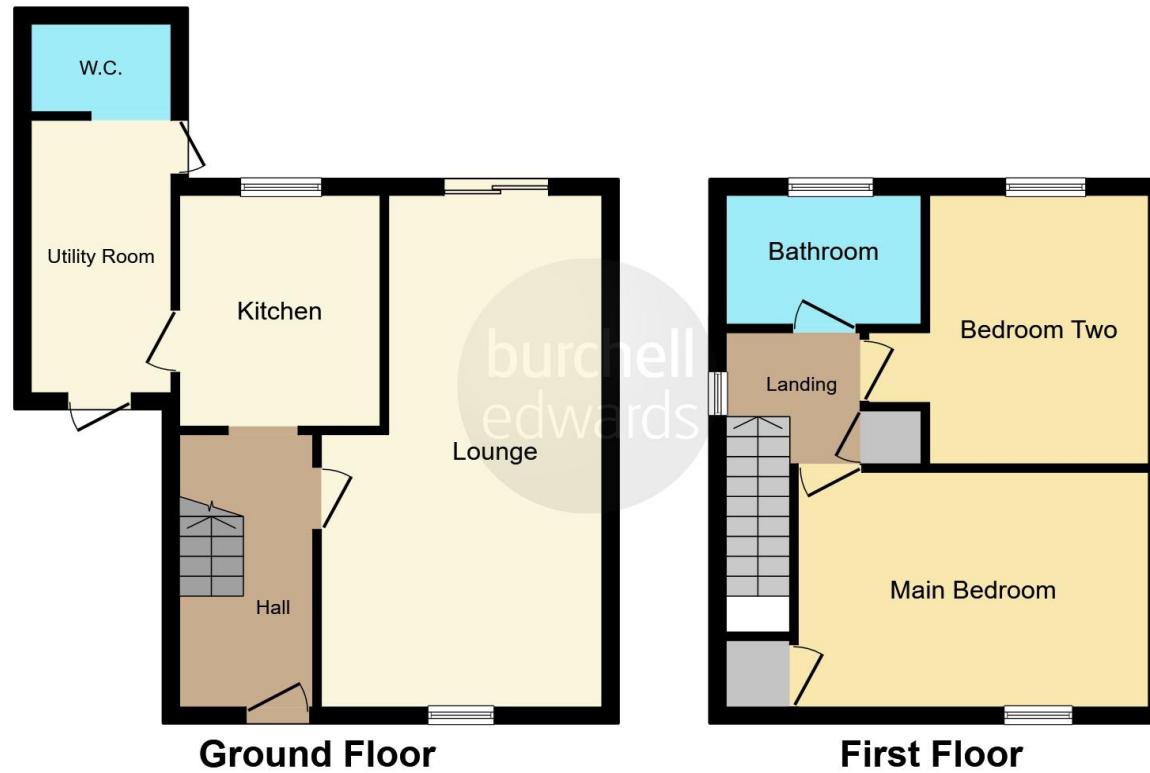
Garden

Decked patio area, outside tap, lawn, gated rear access and fence to boundaries.









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

To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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