



37 Hartshill Road, Birmingham, B34 6RE

£200,000

Mid terrace property in the popular location of Shard End. In brief the property comprises entrance hallway, lounge, kitchen, downstairs wc, three bedrooms, bathroom, front and rear garden. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Via pathway to front door, mainly laid to lawn with dwarf brick wall to front.



Hallway

Door to front, stairs to first floor accommodation, under stairs storage cupboard, meter cupboard, radiator and ceiling light point.

Lounge

22'7 x 10'11 (6.88m x 3.33m)

Double glazed bay window to front, double glazed window to rear, two radiators and two ceiling light points.

Kitchen

Double glazed window to rear, double glazed door to side entry, wall base and drawer units, wall mounted boiler, electric hob and oven with extractor over, stainless steel sink with drainer and mixer tap, radiator and ceiling light point.



Side Entry

Door to shared side entry, door to rear garden, double glazed window to side, high level w/c and ceiling light point.

Landing

Loft access, storage cupboard and ceiling light point.

Bedroom One

14'4 x 10'4 (4.37m x 3.15m)

Two double glazed windows to front, two radiators and ceiling light point.



Bedroom Two

12'0 x 11'5 (3.66m x 3.48m)

Double glazed window to rear, large walk in storage with double glazed window, radiator and ceiling light point.



Bedroom Three

12'4 x 7'3 (3.76m x 2.21m)

Double glazed window to front, built in storage with hanging rail, radiator and ceiling light point.



Bathroom

Two double glazed obscured windows to rear, panel bath with electric shower over, low level w/c, pedestal hand wash basin, radiator and ceiling light point.



We believe this property to be of non standard construction (Wimpey No Fines)

Council Tax Band: B
EPC Rating: D

Rear Garden

Paved patio area, mainly laid to lawn, out building and enclosed to neighbouring boundaries.



Rear Garage

Up and over door.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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