



Nearmoor Road, Birmingham

burchell
edwards

Nearmoor Road, Birmingham, B34 7QE

for sale offers over
£220,000



Property Description

Burchell Edwards are delighted to offer this extended two bedroom mid-terrace family home, situated in the popular area of Shard End (B34).

The property offers spacious living accommodation and in brief comprises a through lounge diner, fitted kitchen, conservatory, side access with guest WC, utility area, two double bedrooms and a four-piece family bathroom.

Upon arrival you will discover off-road parking by way of a driveway and to the rear a well maintained private garden.

The property sits amongst many local amenities, great school catchments and public transport links making it an ideal purchase for first time buyers or growing families.

Additional benefits include gas central heating throughout and double glazing where specified. Viewings are definitely recommended to appreciate the space and accommodation available.

Entrance Porch

Double glazed surround and wooden flooring.

Entrance Hallway

Wooden flooring, central heating radiator, stairs to first floor accommodation and cupboard housing meters.

Lounge/Diner

Double glazed window to front elevation, double glazed sliding French doors to rear elevation, wooden flooring, gas fire place and two central heating radiators.

Guest W.C

Single glazed skylight, W.C, wash hand basin and vinyl flooring.

Kitchen

Single glazed window to rear elevation, door to side entry, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas, vinyl flooring, storage pantry and storage pantry.

Utility Room

Tiled flooring, space and plumbing for washing machine.

Conservatory

Double glazed windows to rear and side elevations, two double glazed skylights, double glazed patio doors to rear elevation and tiled flooring.



Landing

Loft access via hatch, storage cupboard, carpet and cupboard housing central heating boiler.

Bedroom One

Two double glazed windows to front elevation, central heating radiator, carpet and built in wardrobe with sliding doors.

Bedroom Two

Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Two double glazed windows to rear elevation, W.C, wash hand basin with vanity unit, shower cubicle, bath, heated towel rail, extractor, spotlights, extractor and tiled flooring.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Paved pathway, patio area, laid to lawn, two storage sheds, trees, shrubs, outside tap and fencing to all boundaries.









Total floor area 106.1 m² (1,142 sq.ft.) approx
 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.propertybox.io



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211071



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