



54 Shopton Road, Birmingham, B34 6NX

Offers over £220,000

This mid terrace property briefly comprises entrance hallway, lounge, kitchen diner, utility area, three bedrooms, shower room, rear garage and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Via a block paved driveway with ample off road parking.



Porch

Double glazed door to front, double glazed windows to front and side.

Hallway

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



Lounge

10'0 x 11'0 (3.05m x 3.35m)

Double glazed window to front, archway leading to kitchen/diner, radiator and ceiling light point.



Kitchen/Diner

20'0 x 7'6 (6.10m x 2.29m)

Double glazed French doors to garden, double glazed window to rear, wall base and drawer units, integrated gas hob with extractor over, integrated oven, sink with drainer and mixer tap, space for white goods, radiator and spot lights to ceiling.



Utility Room

7'4 max x 19'1 max (2.24m max x 5.82m max)

Double glazed window to side, double glazed door leading to rear garden, door to front shared access and spot lights to ceiling.

Landing

Loft access, storage cupboard and ceiling light point.



Bedroom One

14'4 x 11'8 (4.37m x 3.56m)

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



Bedroom Two

12'1 x 11'7 (3.68m x 3.53m)

Two double glazed windows to rear, radiator and ceiling light point.



Bedroom Three

12'8 x 7'3 (3.86m x 2.21m)

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



Shower Room

Two double glazed obscured windows to rear, walk in shower, hand wash basin in vanity, low level W/C, heated towel rail and ceiling light point.



Garage

Up and over door

Rear Garden

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



Further Information

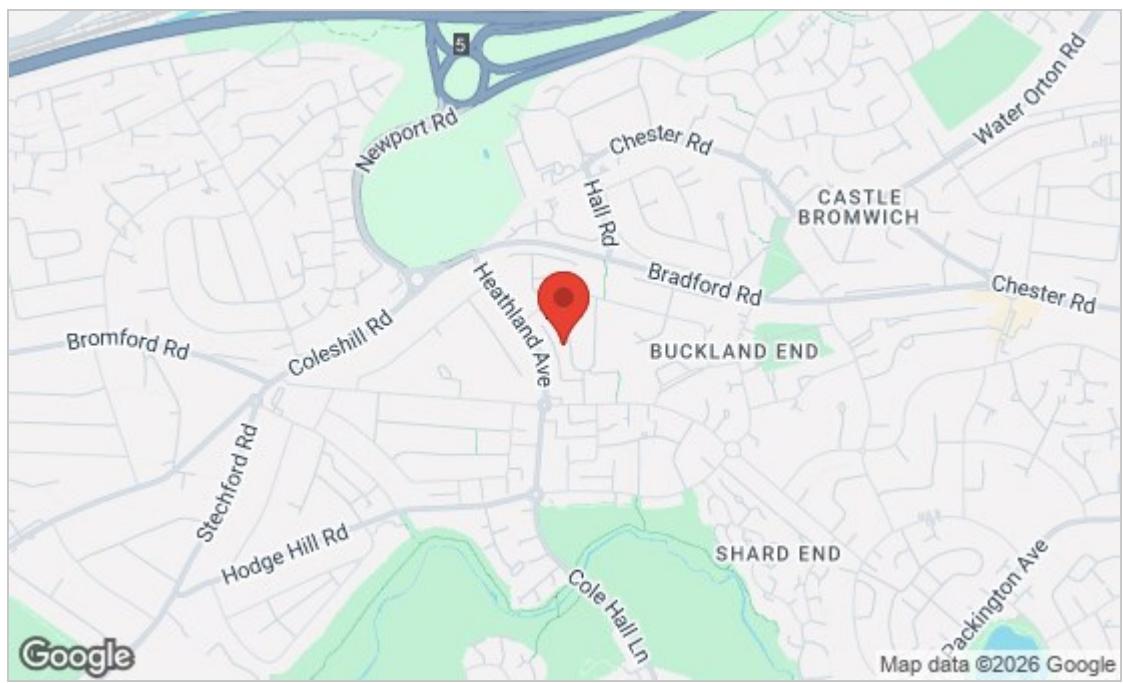
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

We believe this property to be of non standard construction

Council Tax Band - B

EPC Rating - D



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		
	67	80

England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

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Very environmentally friendly - lower CO ₂ emissions		
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