



## 288 Brownfield Road, Shard End, B34 6SA

**£220,000**

This mid terrace home situated on the popular road of Brownfield Road briefly comprises porch, hallway, lounge/diner, kitchen, two double bedrooms and bathroom with separate w/c. There is an enclosed rear garden with rear garage and a driveaway to the front. Call no to view !!

## Approach

Driveway to front with area laid to lawn.



## Conservatory

Double glazed French doors to rear garden, double glazed windows to rear and side.



## Porch

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

## Hallway

Stairs to first floor accommodation, meter cupboard, radiator and ceiling light point.

## Lounge/Diner

21'6 x 9'1 max / 8'1 min (6.55m x 2.77m max / 2.46m min)

Double glazed window to front, double glazed patio doors leading to conservatory, fireplace with decorative surround, two radiators and two ceiling light points.



## Kitchen

9'8 x 8'3 (2.95m x 2.51m)

Double glazed window to rear, wall base and drawer units, sink with drainer and mixer tap, integrated double oven, gas hob with cooker hood over, integrated washing machine, cupboard concealing wall mounted central heating boiler, door to side, radiator and ceiling light point.

## Side Entry

Door to front, storage cupboard and door to rear garden.

## Landing

Loft access, store cupboard housing water tank and ceiling light point.

## Bedroom One

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



## Bedroom Two

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



### Separate W/C

Double glazed window to rear, low level w/c and ceiling light point.



### Bathroom

Double glazed window to rear, panelled bath with shower over, hand wash basin with storage below, radiator and ceiling light point.



### Rear Garden

Paved patio area, mainly laid to lawn, brick built tool store, rear garage and enclosed to neighbouring boundaries.



### Rear Garage

### 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.

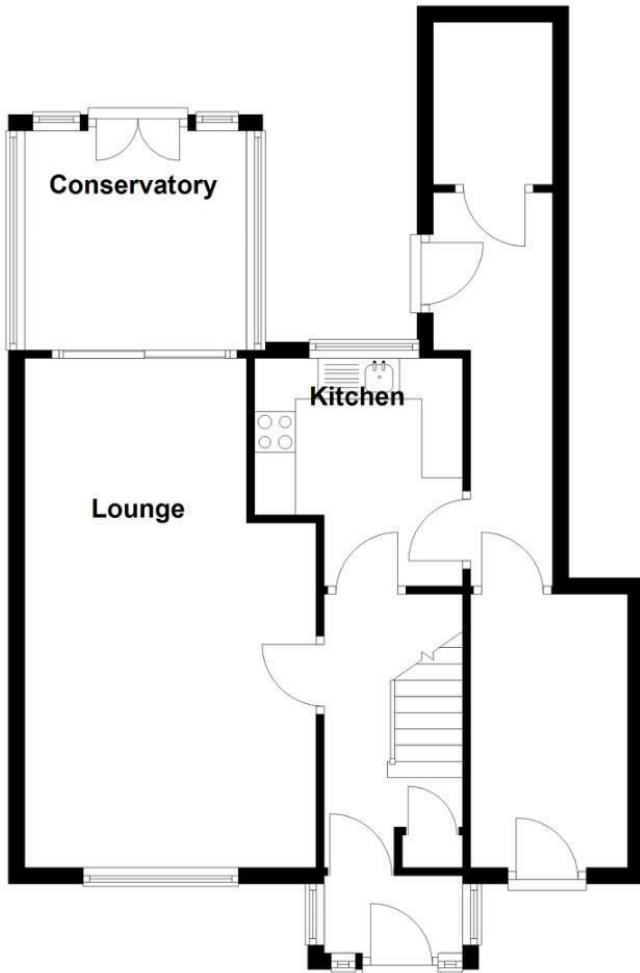
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: B

EPC Rating: TBC

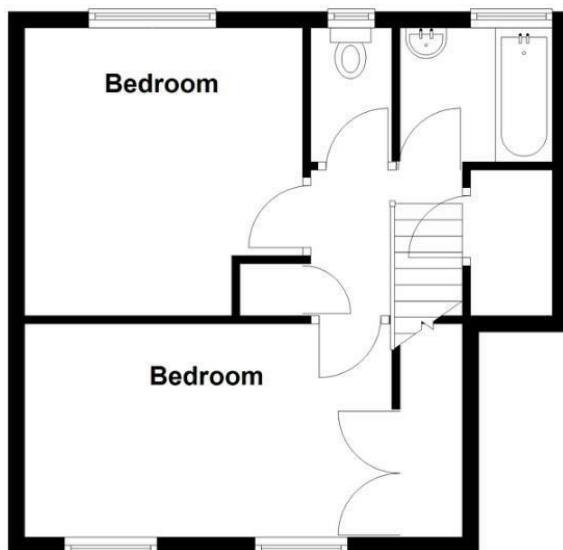
## Ground Floor

Approx. 59.4 sq. metres (639.3 sq. feet)

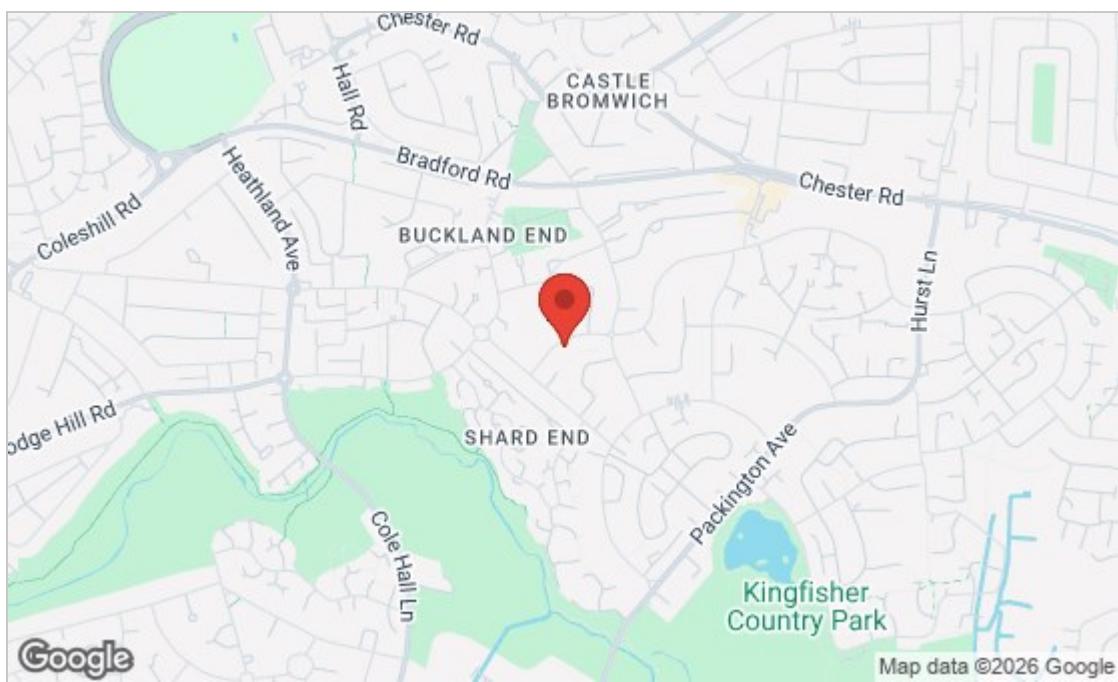


## First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 97.1 sq. metres (1045.5 sq. feet)



### 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		

71

62

### 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

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