CHAMBERS
ESTATE & LETTING AGENTS









11 Nearmoor Road, Birmingham, B34 7QB

£250,000

Well presented end terrace property in the popular location of Shard End. In brief the property comprises porch, entrance hallway, lounge, kitchen, utility, downstairs wc, two bedrooms, bathroom, garden and off road parking, The property also benefits from double glazing and central heating (both where specified)

Approach
Via driveway with off road parking and fenced to boundaries.

Porch
Double glazed door to front, electric points and spot light to ceiling.

Hallway
Double glazed window to side, stairs to first floor accommodation, radiator and wall light point.




Lounge
20'8 x 11'6 max x 8'10 min (6.30m x 3.51m max x 2.69m min)
Double glazed bay window to front, two radiators and ceiling light point.





Kitchen
17'1 x 7'11 (5.21m x 2.41m)
Double glazed window and door to rear, wall base and drawer units, space for cooker, extractor hood, sink with mixer tap over, radiator and two ceiling light points.





Utility
Having a range of wall and base units, space for white goods, ceiling light point and double glazed door.



Dining Area
9'2 x 8'5 (2.79m x 2.57m)
Double glazed window to side, radiator and wall light point.




Downstairs W/C
Low level wc, wash hand basin, ceiling light point and double glazed window.



Landing
Loft access, double glazed window to side and ceiling light point.




Bedroom One
14'6 x 9'10 (4.42m x 3.00m)
Two double glazed windows to front, over stairs storage cupboard, radiator and ceiling light point.

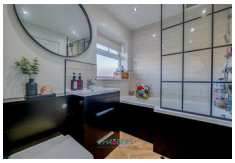



Bedroom Two
11'5 max x 10'4 (3.48m max x 3.15m)
Double glazed window to rear, radiator and ceiling light point.




Bathroom

Two obscured double glazed windows to rear and side, bath with shower over, pedestal hand wash basin and low level W/C set in vanity unit, radiator and inset ceiling light points.





Rear Garden

Paved patio area, stoned area and enclosed to neighbouring boundaries.





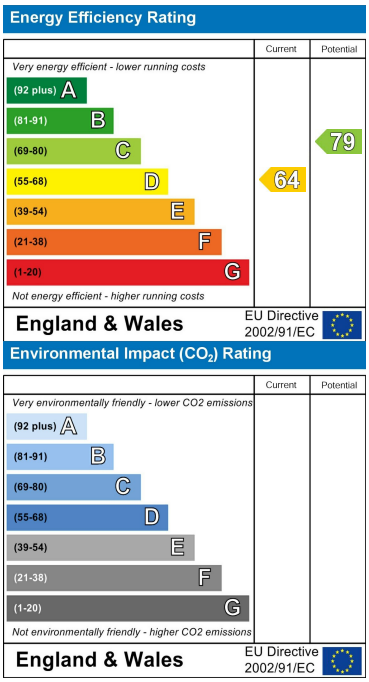
Further Information

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 - D





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST
Tel: 01216795187
info@chambersproperty.net
www.chambersproperty.net