CHAMBERS
ESTATE & LETTING AGENTS

146 Brook Meadow Road, Shard End, B34 6QR
£230,000

This two bedroom mid terrace home briefly comprises hallway, lounge, dining room, kitchen, two double bedrooms and bathroom. The property also benefits from double glazing and central heating (both where specified). There are gardens to the front and rear. Call now to view !

Approach
Via tarmaced driveway.

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

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

Kitchen
7'9 x 10'10 (2.36m x 3.30m)
Double glazed window to rear, door to side entry, wall base and drawer units, stainless steel sink with mixer tap and drainer, space for white goods, integrated oven and induction hob with extractor over, under cupboard spot lights and ceiling light point

Dining Room
Double glazed patio doors to rear garden, radiator and ceiling light point.

Landing
Loft access and ceiling light point.

Bedroom One
17'5 x 10'4 (5.31m x 3.15m)
Two double glazed windows to front, radiator and ceiling light point.

Bedroom Two
11'4 x 10'2 (3.45m x 3.10m)
Double glazed window, built in wardrobes/storage, radiator and ceiling light point.

Bathroom
7'10 x 5'9 (2.39m x 1.75m)
Double glazed window to rear, panel bath with shower over, low level W/C, hand wash basin in vanity unit, radiator and ceiling light point.

Rear Garden

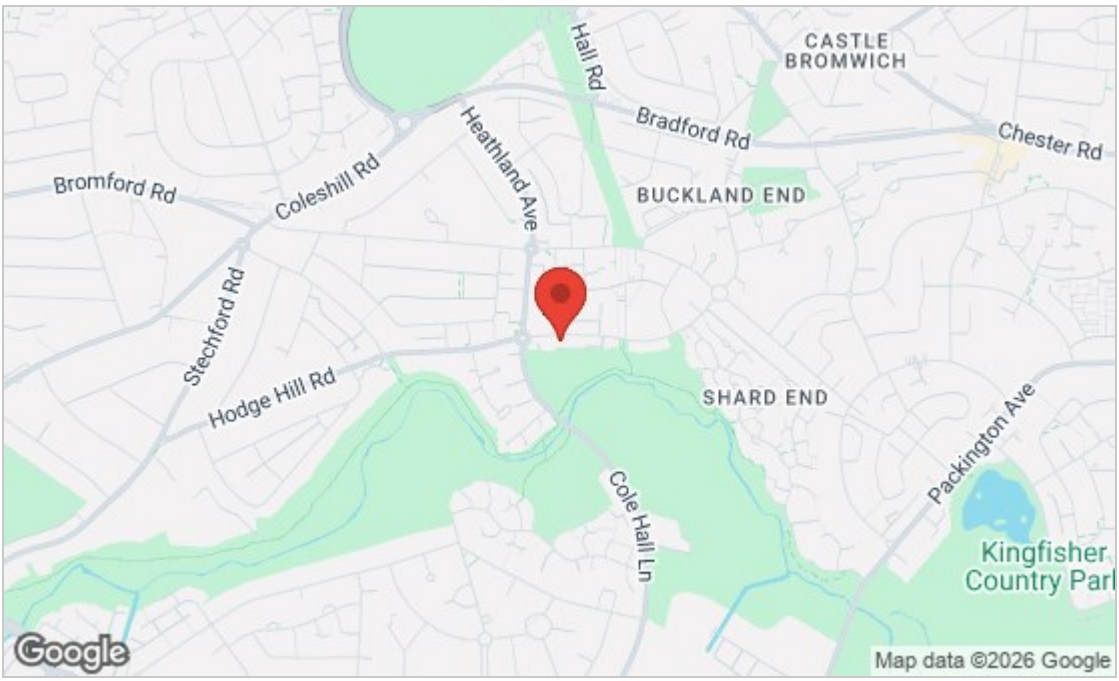
Large paved patio, area laid to lawn, brick built tool store and enclosed to neighbouring boundaries.

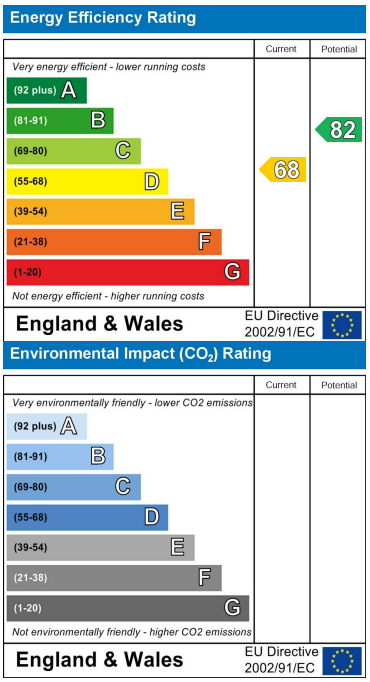
Further Information

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





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