



## **260 Brownfield Road, Shard End, B34 6SA**

### **£260,000**

Well presented extended mid terrace property in the popular location of Shard End. In brief the property comprises entrance hallway, lounge diner, kitchen, downstairs wc, three bedrooms, shower room, garden and off road parking. The property also benefits from double glazing & central heating (both where specified)

## Approach

Paved driveway with off road parking, rockery area, dwarf wall and access to front door and shared side access.



## Entrance Hall

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



## Downstairs W/C

Low level WC, ceiling light point.

## Lounge Diner

11'07 x 26'00 max (3.53m x 7.92m max)

Double glazed bay window to front, double glazed French doors to rear, decorative fireplace with gas fire, two radiators and two ceiling light points.



## Kitchen

8'10 x 21'08 (2.69m x 6.60m)

Double glazed window to side and door to rear, wall base and drawer units, space for white goods and space for cooker, sink with mixer tap over, door to side entry and two ceiling light points.



## Landing

Cupboard housing boiler, storage cupboard, loft access and ceiling light point.



## Bedroom One

10'08 x 11'07 (3.25m x 3.53m)

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



## Bedroom Two

11'08 x 10'04 + 1 (3.56m x 3.15m + 0.30m)

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



## Bedroom Three

7'11 x 9'08 + recess (2.41m x 2.95m + recess)

Double glazed window to front, built in bed frame, radiator and ceiling light point.





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 - C

### Shower Room

Double glazed window to rear, low level w/c, shower cubicle with shower over, hand wash basin, heated towel rail and two ceiling light points.



### Rear Garden

Paved patio area, dwarf wall, lawned area, tool store and enclosed to neighbouring boundaries.

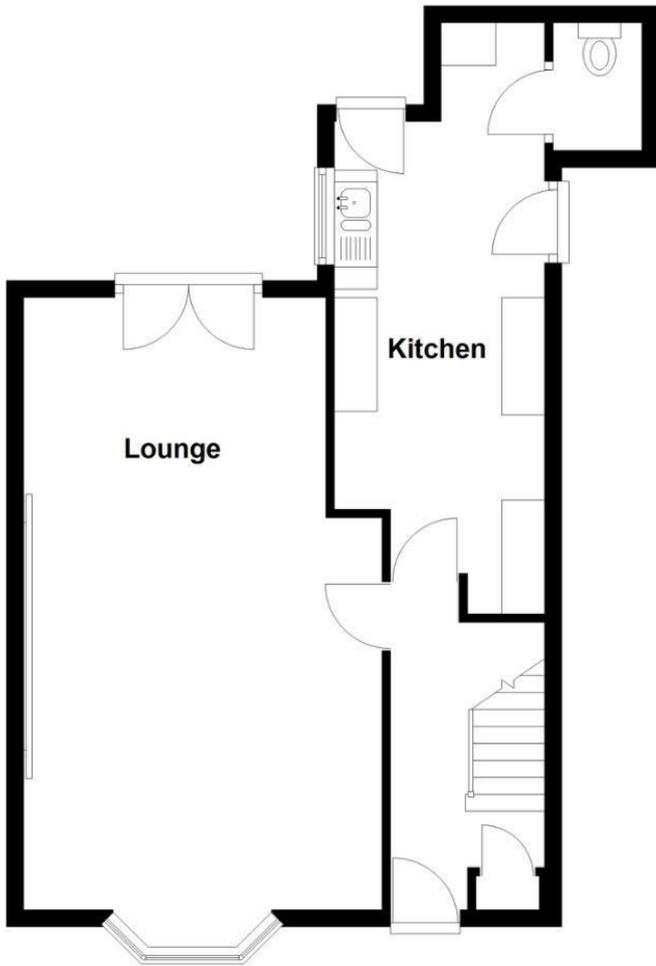


### Further Information

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

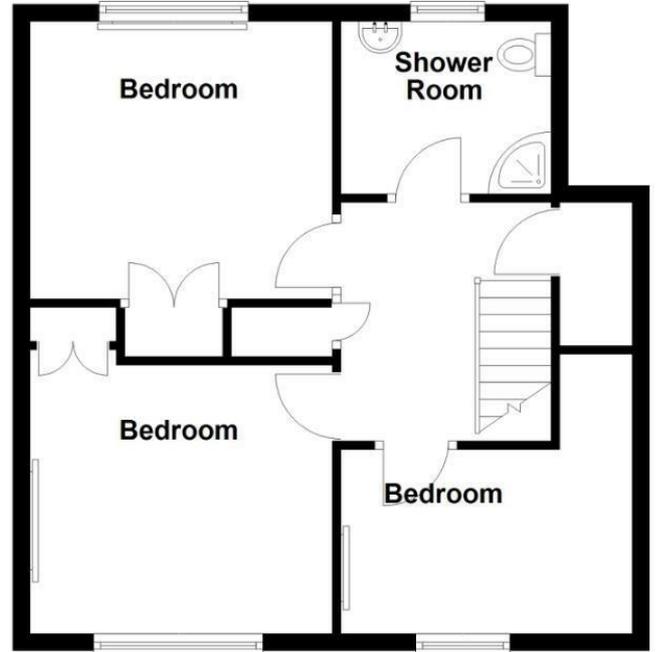
## Ground Floor

Approx. 52.4 sq. metres (563.9 sq. feet)

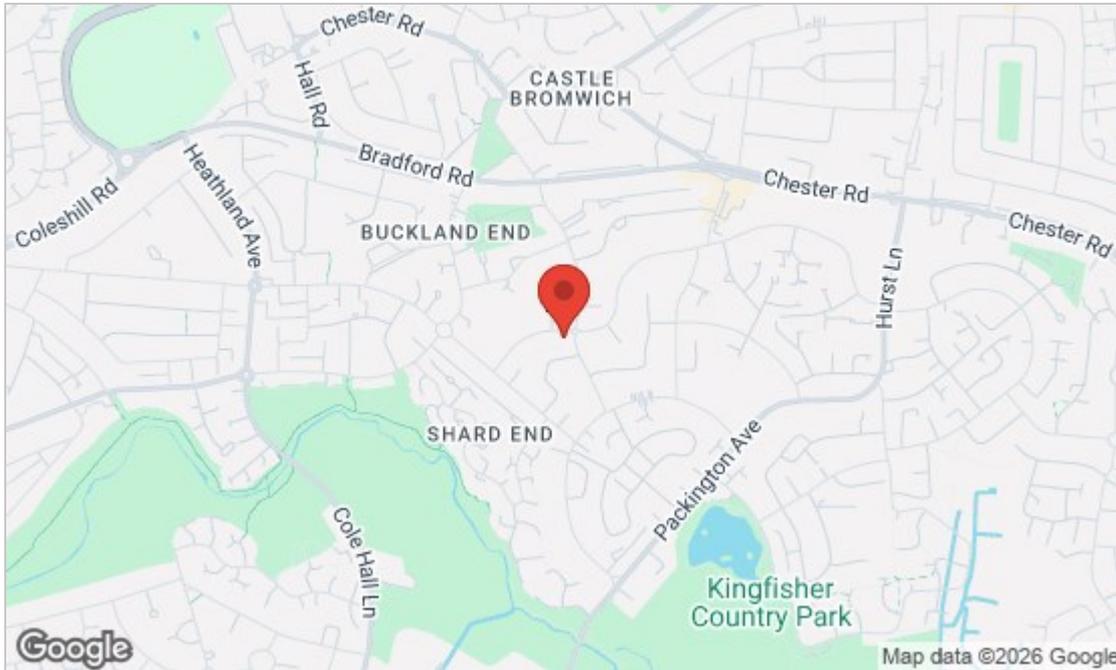


## First Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



Total area: approx. 101.1 sq. metres (1088.8 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			
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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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