



Offers Over £220,000

Bradley Road, Shard End, Birmingham, B34 7RL

**** NO UPWARD CHAIN ** GREAT SIZE PLOT ** THREE BEDROOMS ** LARGE DRIVEWAY ****

This THREE BEDROOMS end terrace property is in need of modernisation but is priced to reflect the work required. The property is set on a great size plot offering off road parking for multiple vehicles with a minimum space for approximately five vehicles. Access gate to the side into the side garden area which currently offers secure storage for motorised mobility scooter, pushbike or motorbike. Enclosed entrance porch leading to the entrance hallway, THROUGH LOUNGE to one side of the property and the kitchen to the other side/rear of the property. Glass pitched roof conservatory housing a further storage cupboard, access to the downstairs WC, with further access to the rear into the private rear garden area. To the first floor there are THREE BEDROOMS (two doubles and an over size single) and a family shower room. Energy Efficiency Rating:- C
NB - THE PROPERTY IS CURRENTLY LEASEHOLD BUT WILL BE FREEHOLD ON COMPLETION

FURTHER INFORMATION

The property is currently a Leasehold property but the persons selling will be purchasing the FREEHOLD making the property FREEHOLD ON COMPLETION. So at the point of the buyer taking possession of the property they will be purchasing a FREEHOLD PROPERTY not leasehold

Front Garden/Driveway

Fence borders to either side of the front garden/driveway area consisting of a privet border to the front, paved driveway area providing off road parking for multiple vehicles with a lawn area to one side, and an archway access gate inset to a wall border to the rear into the side garden area. Double glazed sliding patio doors allowing access to:-

Entrance Porch

5'6" x 3'1" (1.68m x 0.94m)

Partly brick built with double glazed windows over to either side, wall mounted lantern style light, wood effect flooring and a further glazed door allowing access to:-

Entrance Hallway

11'9" x 5'11" (3.58m x 1.80m)

Stairs rising to the first floor landing area with a storage cupboard below, and a further storage cupboard housing the utility meters to the bottom of the stairs. Glazed window to the side, radiator, decorative coving finish to the ceiling area and doors to:-

Through Lounge

24'6" x 12'7" max 11' min (7.47m x 3.84m max 3.35m min)

Double glazed window to the front extending to one side creating a half bay, two radiators, decorative coving finish to the ceiling, and a wooden style fire surround with a tiled back over hearth and an electric coal/flame effect fire inset (may not remain) Double glazed windows to the rear at matching height and either side of the double glazed double doors also to the rear allowing access to the conservatory area.

Kitchen

10'7" x 7'7" (3.23m x 2.31m)

Range of wall mounted and floor standing base units with a work surface over

incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Wall mounted boiler, extractor fan over the cooker area, partly tiled walls with a decorative dado tile inset, tiling to the floor area and a glazed door to the rear into the conservatory area and a glazed door also to the rear leading into the conservatory area.

Conservatory

17'3" x 8'7" (5.26m x 2.62m)

Partly brick built with a double glazed window over to the side and further double glazed windows to the rear either side of the double glazed double doors allowing access to the rear garden area. Tiling to the floor area, glass pitched roof with the benefit of a ceiling mounted fan light. Composite door to the side allowing access to the side garden area, an internal door leading into the store room (5'3" x 3") further internal door leading to:-

Downstairs WC

5'3" x 3' (1.60m x 0.91m)

Low flush WC, light, outside tap, partly tiled walls with panelling to the toilet wall area, tiling to the floor area and a glazed window to the side into the garden area



FIRST FLOOR

Landing

Glazed window to the side, storage cupboard, loft access via hatch area. Doors to:-

Bedroom One

10'4" x 9'11" + entry area (3.15m x 3.02m + entry area)

Double glazed window to the front, radiator, decorative coving finish to the ceiling, and exposed floor boards.

Bedroom Two

11' x 10'9" + entry area (3.35m x 3.28m + entry area)

Double glazed window to the rear, radiator, and a built in/fitted double wardrobe with a further double over head storage unit above.

Bedroom Three

8'6" x 8'5" (2.59m x 2.57m)

Glazed window to the side, radiator, and a built in/fitted double wardrobe with a further over head double storage unit above.

Shower Room

7'11" x 4'5" (2.41m x 1.35m)

Suite comprised of a double shower cubicle with a boiler fed shower inset,

low flush WC and a pedestal wash hand basin. Radiator, tiling to the walls with a decorative mosaic effect dado tile inset, tiling to the floor area and a double glazed window to the rear.

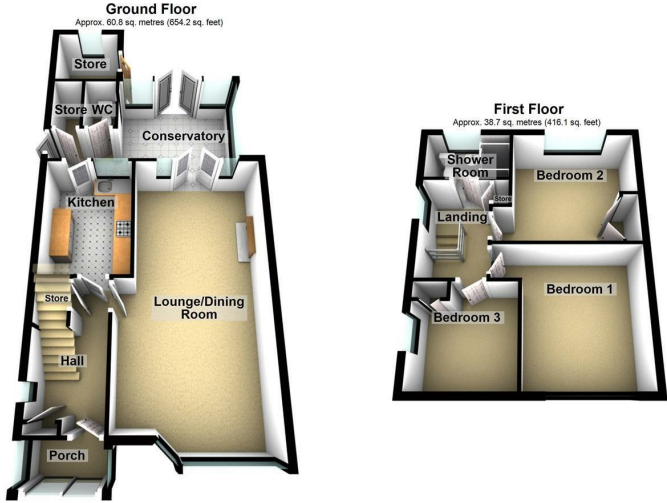
OUTSIDE

Side Garden Area

Walled borders with a paved flagstone flooring, timber built shed accessed via the front garden gated area, and the composite door to the side into the conservatory area.

Rear Garden

Paved patio area leading to a paved pathway dividing the rear garden laid mainly to lawn with a flower bed area to the rear. Outside security lighting, fence perimeters and a brick built storage shed attached to the rear of the property.



Total area: approx. 99.4 sq. metres (1070.3 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
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