



Offers Over £200,000

Bradley Road, Shard End, Birmingham, B34 7RJ

**** NO CHAIN ** THREE BEDROOMS ** STANDARD BRICK BUILD PROPERTY ****

The property is offered with NO UPWARD CHAIN and consists of a front garden, entrance hallway, through lounge/dining room, kitchen, utility area and a brick built storage shed. To the first floor there are THREE bedrooms and a family bathroom. The property also has a private rear garden divided into two areas (the rear area being overgrown) Energy Efficiency Rating:- Awaiting

Approach

The property is accessed via a communal public footpath leading to an opening into:-

Front Garden

Mixture of privet and fence borders surrounding a garden aid mainly to lawn with a shared paved pathway allowing access to the shared side entrance and the private front door into:-

Entrance Hallway

12'7" x 5'10" (3.84m x 1.78m)

Stairs rising to the first floor landing, radiator, and wood effect flooring. Storage cupboard housing the utility meters, and doors/openings into:-

Lounge/Dining Room

23'4" x 11'7" max 8'5" min) (7.11m x 3.53m max 2.57m min))

Double glazed bay window to the front, two radiators, and a set of double glazed sliding patio doors to the rear allowing access to the rear garden area. Wood

effect flooring, and a wood effect fire surround with a stone effect back over hearth and an electric fire inset.

Kitchen

9'11" x 10'3" (3.02m x 3.12m)

Range of wall mounted and floor standing base units with a roll edge work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit oven with a gas hob over and a stainless steel effect extractor above. Partly tiled walls, wood effect flooring, double glazed window to the rear and a door also to the rear into:-

Utility Area

9'10" x 4'9" (3.00m x 1.45m)

Two windows tot he side, plumbing for a washing machine, wood effect flooring, a door to the side into the shared side entrance area, door to the brick built storage shed (6'4" x 2'10"), and a further double glazed door to the side allowing access to the rear garden area.

Landing

Loft access via the hatch area, three storage cupboards and doors to:-

Bedroom One

11'7" x 10'11" (3.53m x 3.33m)

Double glazed window to the front, radiator, and a built in storage area over the stairs.

Bedroom Two

11'8" x 9'10" (3.56m x 3.00m)

Double glazed window to the rear, radiator, coving finish to the ceiling and a built in wardrobe/storage area.

Bedroom Three

8'1" x 6'11" (2.46m x 2.11m)

Double glazed window to the front, and a radiator.

Bathroom

8'1" x 6'11" (2.46m x 2.11m)

Suite comprised of a panelled bath with an electric shower unit over, low flush WC and a pedestal wash hand basin. Partly tiled

FIRST FLOOR



walls, tile effect flooring, radiator, and a double glazed window to the rear.

OUTSIDE

Rear Garden

Decked patio area leading to a garden laid mainly to lawn with two further raised decked patio areas and a brick built storage shed. Fence perimeters
There is an extra overgrown garden area to the rear of the fence that belongs to this property

