

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Pencroft Road, Shard End, Birmingham, B34 6SP

Offers Over £240,000





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### Pencroft Road, Shard End, Birmingham, B34 6SP

\*\* NO UPWARD CHAIN \*\* NEWLY FITTED KITCHEN \*\* CONSERVATORY \*\* DRIVEWAY \*\*

This mid-terrace property has been modernised and maintained to a good standard throughout. The property is offered with NO UPWARD CHAIN and benefits from a PRIVATE GATED DRIVEWAY to the front providing off road parking, an enclosed secure shared side entrance via the shared paved pathway, an enclosed entrance porch leading to the entrance hallway, THROUGH LOUNGE, modern recently re-fitted kitchen, and a CONSERVATORY to the rear divided into two convenient areas to use as your needs require. To the first floor there are THREE BEDROOMS (two doubles and a single) two have fitted/built-in wardrobes, a family bathroom and a separate WC. The property also benefits from a private family size rear garden area. Energy Efficiency Rating:- D

#### Shared Side Entrance/Pathway

**28'4" x 3'5" (8.64m x 1.04m)**

The property has a shared paved pathway to the outer side of the wall border to the right if looking at the property which leads to the UPVC door allowing access to the shared entrance area. The shared paved pathway also has a side access gate allowing further entrance into:-

#### Front Garden/Driveway

Low wall borders to either side and to the front of the block paved driveway accessed via double gates from the road area providing off road parking for multiple vehicles. Block paved step allowing access to the double glazed door leading into:-

#### Entrance Porch

**7'7" x 2'1" (2.31m x 0.64m)**

Enclosed entrance porch with double glazed windows to the side and to the front, wood effect flooring, and a wall mounted lantern style light. Further UPVC door allowing access to:-

#### Entrance Hallway

**12'4" x 5'11" (3.76m x 1.80m)**

Stairs rising to the first floor landing area, storage cupboard housing the utility meters, and wood effect flooring. Doors to:-

#### Through Lounge

**25'3" into bay 23'5" to wall x 11'5" may 8'3" min (7.70m into bay 7.14m to wall x 3.48m may 2.51m min)**

Double glazed bay window to the front, double glazed double doors to the rear allowing access to conservatory area one. Two radiators (one either end)

#### Kitchen

**11'4" max 8'3" min x 8'8" (3.45m max 2.51m min x 2.64m)**

Range of wall mounted and floor standing base units with a wood effect 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 Lamona oven with a Lamona electric hob over and a stainless steel effect Lamona extractor above. Black design brick effect

partly tiled walls, wood effect flooring, radiator, and a double glazed window to the rear into conservatory area one, double glazed door also to the rear but into conservatory area two.

#### Conservatory Area One

**12'7" x 10'8" (3.84m x 3.25m)**

Double glazed window to the side and at matching height to the sliding double glazed doors also to the rear allowing access to the rear garden area. Further double glazed double doors as mentioned previously into the through lounge area, and a double glazed window also mentioned before into the kitchen area. Panelling to the walls, radiator, and a wood effect flooring. Opening to the side into:-

#### Conservatory Area Two

**12'4" max 8'8" min x 7'5" (3.76m max 2.64m min x 2.26m)**

Double glazed window to the rear, wood effect flooring, double glazed door as previously mentioned into the kitchen area and a further UPVC door to the side into the shared side entrance area.







FIRST FLOOR

Landing

Loft access via the extended hatch area with a pull down ladder, two storage cupboards, one over the stairs with shelving inset, the other between bedroom one and two with the boiler being housed in there. Doors to:-

Bedroom One

12'10" into alcove 10'11" to wall x 11'6" (3.91m into alcove 3.33m to wall x 3.51m)

Double glazed window to the front, and a radiator.

Bedroom Two

11'5" x 10'2" (3.48m x 3.10m)

Double glazed window to the rear, radiator and a built in double wardrobe with double access doors.

Bedroom Three

8' x 7'7" (2.44m x 2.31m)

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

Bathroom

5'6" x 5" (1.68m x 1.52m)

Suite comprised of a panelled bath with an electric shower unit over and mixer tap attachment, and a pedestal wash hand basin. Ladder style radiator, wood effect flooring. tiling to the walls and a double glazed window to the rear.

WC

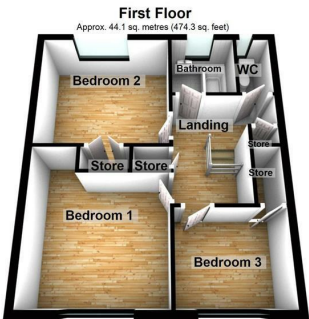
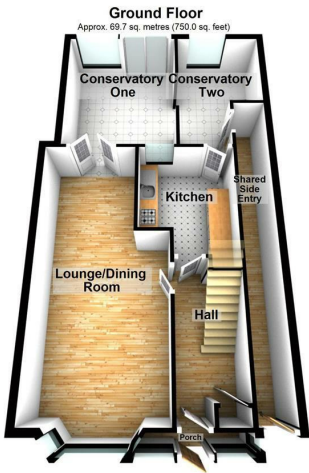
5'6" x 2'6" (1.68m x 0.76m)

Concealed low flush WC, radiator, tiling to the walls, and a double glazed window to the rear

OUTSIDE

Rear Garden

Paved patio area with a low wall divide to the garden laid mainly to lawn with a pave pathway divide. Mature shrubbery border to one side and fence border to the other side. Shed to the rear and a fence also to the rear.



Total area: approx. 113.7 sq. metres (1224.3 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp.

