





## Offers Over £200,000

### Heathland Avenue, Shard End, Birmingham, B34 6LS

**\*\* NO UPWARD CHAIN \*\* THREE DOUBLE BEDROOMS \*\* MID TERRACE PROPERTY \*\***

This mid terrace property is being offered with NO UPWARD CHAIN and offers a good size front garden area (which could create a driveway with permissions) an enclosed entrance porch, entrance hallway, THROUGH LOUNGE, kitchen, built-in side entrance area, SHARED GATED ENTRANCE AREA, a DOWNSTAIRS WC and a storage area which people convert into utilities or downstairs shower rooms. To the first floor there are THREE DOUBLE BEDROOMS, a family bathroom and a separate WC. The property also benefits from a private rear garden, double glazing and central heating (both where specified) Energy Efficiency Rating:- D

#### Front Garden

Garden laid mainly to lawn with a paved pathway divide, mature shrubbery in parts, gated secure shared access area leading to the private secure side entrance area. Railing to either side of the front garden area and a Double glazed door allowing access to:-

#### Entrance Porch

**7'8" x 3'2" (2.34m x 0.97m)**

Enclosed entrance porch area, with double glazed windows either side of the entrance door and to either side of the porch area. Wood effect flooring, wall mounted lantern style light. Partly glazed door allowing access to:-

#### Entrance Hallway

**10'9" x 5'11" (3.28m x 1.80m)**

Stairs rising to the first floor landing area with open space below, wood effect flooring, radiator, and doors to:-

#### Through Lounge

**21'9" x 11'2" max 8'7" (6.63m x 3.40m max 2.62m)**

Double glazed window to the front, set of double glazed doors to the rear allowing access to/from the rear garden area. Two radiators, decorative coving finish to the ceiling area, wood effect flooring and a modern design free standing electric fire.

#### Kitchen

**10'6" max 8'7" min x 8'6" (3.20m max 2.62m min x 2.59m)**

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. Plumbing for a washing machine, partly tiled walls, tile effect flooring, a double glazed window to the rear and a single glazed door to the side allowing access to:-

#### Side Entrance Area

**10'11" x 3'1" (3.33m x 0.94m)**

Door to the front leading to/from the shared gated entrance area, opening to the rear into:-

#### Rear Porch Area

**6'4" tapering to 5' x 2'8" (1.93m tapering to 1.52m x 0.81m )**

Door to the side allowing access to/from the rear garden area. and doors to:-

#### Downstairs WC

**5'5" x 2'8" (1.65m x 0.81m)**

Low flush WC, with a window to the side and tile effect flooring

#### Storage Cupboard

**5'4" x 5' opening to 7'2" x 5' (1.63m x 1.52m opening to 2.18m x 1.52m)**

Windows to the rear and to the side, and an outside tap.

#### FIRST FLOOR

##### Landing

Shelving to one wall, storage cupboard with double doors for access, and a loft access hatch area. Doors to:-







Bedroom One

14'6" x 10' (4.42m x 3.05m)

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

Bedroom Two

11'5" max 8'11" min x 11'6" max 8'8" min (3.48m max 2.72m min x 3.51m max 2.64m min )

Double glazed window to the rear, and a radiator.

Bedroom Three

11'5" x 7'7" (3.48m x 2.31m)

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

Bathroom

6'4" x 5'7" (1.93m x 1.70m)

Suite comprised of a panelled bath with a mixer tap shower over, and a pedestal wash hand basin. Ceiling mounted light, wall mounted slim style storage cupboard, partly tiled walls, radiator, exposed floor boards and a double glazed window to the rear.

WC

5'7" x 2'9" (1.70m x 0.84m)

Low flush WC, exposed floor boards and a double glazed window to the rear.

OUTSIDE

Rear Garden

Patio area consisting of a concrete area and paved areas leading to a garden laid mainly to lawn with fence borders

