



Offers Over £210,000

Eathorpe Close, Shard End, Birmingham, B34 7JD

** GARAGE ** TANDEM DRIVEWAY ** POTENTIAL TO EXTEND ** CUL-DE-SAC LOCATION **

This SEMI-DETACHED property is situated in a cul-de-sac location and offers a great family home. The property offers a TANDEM DRIVEWAY for two vehicles with a front garden to the side, enclosed entrance porch, entrance hallway, kitchen to the front with a UTILITY AREA, lounge to the rear and an ORANGERY off the lounge area to the rear. To the first floor there is a landing area with storage, TWO BEDROOMS and a family bathroom. The property has a private rear garden to the rear. Energy Efficiency Rating:- D

Front Garden

Tarmac driveway to one side of the garden area providing off road tandem parking for two vehicles, paved pathway divide to the garden laid mainly to lawn and privet border. Security light, outside tap, and a double glazed door allowing access to:-

Entrance Porch

4'3" x 3'9" (1.30m x 1.14m)

Enclosed entrance porch with spotlights inset to the ceiling area, storage cupboard to one side and block paved flooring. Further double glazed door leading to:-

Entrance Hallway

9'7" x 3'2" (2.92m x 0.97m)

Stairs rising to the first floor landing area, wall mounted storage heater, and doors to:-

Lounge

14' x 10'3" (4.27m x 3.12m)

Double glazed window to the rear, decorative coving finish to the ceiling area, wood effect flooring, and a wall mounted

storage heater. Modern style wall mounted electric fire, and a set of double glazed double doors to the rear allowing access to the orangery.

Kitchen

10'4" max 7'1" min x 9'3" (3.15m max 2.16m min x 2.82m)

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. Stainless steel effect splash back to the cooker area with a stainless steel effect extractor above. Plumbing for a washing machine, partly tiled walls, wood effect flooring, a double glazed window to the front, and an opening to:-

Utility Area

6'9" x 2'11" (2.06m x 0.89m)

Range of wall mounted and floor standing base units with a work surface over, further work surface with space below to house white goods, and wood effect flooring continuing through from the kitchen area.

Orangery

9'3" x 8'1" (2.82m x 2.46m)

Partly brick built with double glazed windows to either side and to the rear, double glazed door to the side allowing access to the rear garden area.

FIRST FLOOR

Landing

Storage cupboard housing the water tank, and loft access via the hatch area. Doors to:-

Bedroom One

14' x 9'6" (4.27m x 2.90m)

Double glazed window to the front, wall mounted storage heater, and a built in storage cupboard/wardrobe situated over the stairs

Bedroom Two

10'6" x 7'2" (3.20m x 2.18m)

Double glazed window to rear, and a wall mounted storage heater



Bathroom

7'5" max 5'5" min x 6'5" (2.26m max 1.65m min x 1.96m)

Suite comprised of a P-shape panelled bath with a curved shower screen to the side and a shower unit over. Low flush WC, and a pedestal wash hand basin. Spotlights inset to the ceiling area, partly tiled walls extending over the window sill area and tiling to the floor area. An electric ladder style heater, extractor fan to the ceiling, shaver point and a double glazed window to the rear

OUTSIDE

Rear Garden

Block paved patio area with a low wall retaining flower bed to either side. Further low wall divide with an access gate leading to a raised garden area consisting of a garden laid mainly to lawn with stepping stones inset. Decked patio area to one side of the lawn, and a decorative stone covered area to the rear of the garden area. Shed to the rear of the garden, security light and a double glazed door allowing access to:-

Side Garage

17'2" x 8'10" (5.23m x 2.69m)

Side garage offering potential to convert or extend into or offer with relevant permissions. Electric fob operated door to the front, double glazed door to the rear with a double glazed windows also to the rear. Loft access point, electric supply, and lighting.

