



Offers Over £220,000

Brownfield Road, Shard End, Birmingham, B34 7EA

**** POPULAR LOCATION ** LARGE DRIVEWAY ** TWO DOUBLE BEDROOMS ** END TERRACE ****

If you are looking to live in a POPULAR GREAT LOCATION with AMPLE OFF ROAD PARKING then this could be the one for you. The property is of a STANDARD BUILD and offers a LARGER STYLE DRIVEWAY able to accommodate five standard size vehicles. The property itself is an END TERRACE benefitting from an entrance hallway, THROUGH LOUNGE/DINING ROOM, modern design kitchen, built-in side entrance leading to a UTILITY AREA and providing access to the rear garden. To the first floor there is a landing area with storage, TWO DOUBLE BEDROOMS and a modern family bathroom. Energy Efficiency Rating:- D

Front Garden/Driveway

Larger than average for the area Creteprint driveway providing off road parking for five vehicles, Double glazed door set back allowing access to the built-in side entrance which in turn gives through access to the rear garden area. Composite front door leading to:-

Entrance Hallway

11'7" x 5'10" (3.53m x 1.78m)

Stairs rising to the first floor landing area with open space below, double glazed window to the side, radiator, storage cupboard housing the utility meters, and wood effect flooring. Doors to:-

Through Lounge/Dining Room

21'6" x 9'11" max 8'10" min (6.55m x 3.02m max 2.69m min)

Double glazed window to the front, two radiators (one either end of the room) further matching bright double glazed windows either side of the double glazed French doors to the rear allowing access to the rear garden area.

Kitchen

9'8" x 8'3" (2.95m x 2.51m)

Range of wall mounted and floor standing base units with a work surface over incorporating a one and a half stainless steel sink and drainer unit with a spray mixer tap over. Appliances built in consist of an under unit Beko oven, with an electric Beko hob over and a stainless steel effect extractor above. Plumbing for a dishwasher, partly tiled walls, non-slip tiling to the floor area, and a double glazed window to the rear. Wall mounted boiler, and a door to the side leading to:-

Built-In Side Entrance

12'10" x 4'6" (3.91m x 1.37m)

Slim design base units with a work surface over, double glazed door to the front leading to the front garden/driveway area and a double glazed door to the side allowing access to the rear garden area. Opening to the rear into:-

Utility Area

4'5" x 3'5" (1.35m x 1.04m)

Roll edge work surface with plumbing below for a washing machine.

FIRST FLOOR

Landing

Loft access via the hatch area, storage cupboard, and a double glazed window to the side. Doors to:-

Bedroom One

14'3" x 9'9" (4.34m x 2.97m)

Two double glazed windows to the front, radiator, and a built in storage cupboard/wardrobe situated over the staircase area

Bedroom Two

11'5" x 9'3" (3.48m x 2.82m)

Double glazed window to the rear and a radiator.

Bathroom

7'11" x 5'6" (2.41m x 1.68m)

Suite comprised of a panelled bath with a



boiler fed rainfall shower over, low flush WC, and a pedestal wash hand basin. Tiling to the walls, extractor to the outer wall area, and spotlights inset to the ceiling. Tile effect flooring, radiator, and double glazed windows to the side and to the rear.

OUTSIDE

Rear Garden

Fence perimeters surrounding a private rear garden consisting of a paved patio area with decorative block paved edging leading to a Cotswold style stone area extending the patio slightly. Decorative sleepers creating a divide to the raised garden laid mainly to lawn with further raised sleeper style flower bed areas. Mature shrubbery to the rear, an outside tap,

