



**Asking Price £195,000**

**Hernefield Road, Shard End, Birmingham, B34 6PT**

**\*\* NO UPWARD CHAIN \*\* TWO DOUBLE BEDROOMS \*\* DRIVEWAY \*\* GOOD SIZE PLOT \*\***

This semi-detached property is set off from the road via a shared access point with the neighbouring properties. The property itself is of a NON-STANDARD BUILD (concrete build not brick) and consists of a PRIVATE DRIVEWAY for multiple vehicles offering a great space for extending (with relevant permissions) The driveway could currently house four standard size vehicles, the property also comprises of an enclosed entrance porch for added security, an entrance hallway, through lounge/dining room, kitchen and a built-in side entrance with storage to the ground floor. To the first floor there is a landing area, TWO DOUBLE BEDROOMS and a family bathroom. The property also benefits from a rear garden, central heating and double glazing (both where specified) Energy Efficiency Rating:- D

### **Approach**

The property is set back from the main part of Hernefield Road via a service road leading to:-

### **Front Garden**

Privet border to one side and a low wall border to the other side of the driveway area providing off road parking for four vehicles. UPVC door to the side of the property allowing access to the side entrance area which in turn gives direct access through to the rear garden. Double glazed French doors to the front of the property leading to:-

### **Entrance Porch**

**8'4" x 2'7" (2.54m x 0.79m)**

Enclosed entrance porch with double glazed windows to the sides and to the front, tiling to the walls, and a further door allowing access to:-

### **Entrance Hallway**

**11'7" x 6'3" (3.53m x 1.91m)**

Stairs rising to the first floor landing area with an open space below, storage cupboard housing the utility meters, a radiator, and a decorative coving finish to the ceiling. Doors or openings to:-

### **Through Lounge/Dining Room**

**22'5" x 10'11" max 9'3" min (6.83m x 3.33m max 2.82m min )**

Double glazed windows to the front and to the rear, decorative coving finish to the ceiling area, and wood effect flooring. Two radiators (one either end of the room) and a wooden style fire surround with a stone effect back over hearth. Internal door to the rear of the room allowing access to:-

### **Kitchen**

**10'5" x 7'9" (3.18m x 2.36m)**

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Plumbing for a washing machine, wall

mounted boiler and plumbing for a gas cooker to be installed. Partly tiled walls, tiling to the floor area, spotlights inset to the ceiling, and a double glazed window to the rear. Opening to the entrance hallway and an internal door to the side into:-

### **Side Entrance**

**13'4" x 4'6" (4.06m x 1.37m)**

UPVC door to the front leading to the front driveway area, part glazed UPVC door to the side allowing access to the rear garden area, electric supply, lighting, tile effect flooring and a storage cupboard to one end.

### **FIRST FLOOR**

#### **Landing**

Loft access via a hatch area, and a double glazed window to the side

#### **Bedroom One**

**14'4" x 10'3" (4.37m x 3.12m)**

Two double glazed windows to the front, a radiator, and a build in storage/wardrobe area situated over the stairs.



## Bedroom Two

11'4" max 9'9" min x 9'11" (3.45m max  
2.97m min x 3.02m)

Double glazed window to the rear,  
radiator, and two built in  
wardrobes/storage to one walls.

## Bathroom

7'7" x 5'7" (2.31m x 1.70m)

Suite comprised of a panelled bath  
with ornate taps over and a shower  
screen to the side for the electric  
shower. Low flush WC and a pedestal  
wash hand basin with ornate design  
taps. Spotlights inset to the ceiling  
area, decorative old fashioned design  
tile effect flooring, radiator, and  
double glazed windows to the rear  
and to the side.

## OUTSIDE

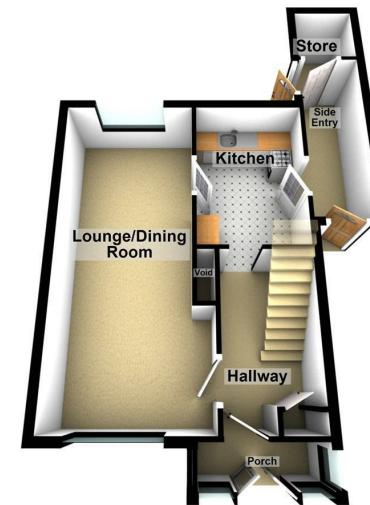
### Rear Garden

Fence borders surrounding a garden  
consisting of paved patio areas,  
artificial lawn areas, and real lawn  
areas. Timber shed, security light, two  
outside lights and an outside tap.

### FURTHER INFORMATION

The property is a non-Standard build  
property

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			