PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Shard End Crescent, Shard End, Birmingham, B34 7AB
Offers Over £230,000



Offers Over £230,000

Shard End Crescent, Shard End, Birmingham, B34 7AB

** SUMMER HOUSE ** GARAGE ** CONSERVATORY ** DRIVEWAY ** DOWNSTAIRS WC **

This END-TERRACE property is of a STANDARD BUILD and offers a great size family home set on a wider than average plot. The property currently offers a DRIVEWAY for multiple vehicles, enclosed entrance porch, entrance hallway, kitchen to the front, lounge to the rear, built in side entrance, UTILITY, a MODERN DOWNSTAIRS WC, and a CONSERVATORY to the rear of the property. To the first floor there are THREE BEDROOMS (two doubles and a single) and a MODERN SHOWER ROOM. This property also benefits from a SUMMER HOUSE to the rear with a GARAGE attached accessed via the shared driveway to the rear of these properties. Energy Efficiency Rating:- C

Front Garden/Driveway

Tarmac style driveway with a decorative block paved edging surrounding providing off road parking for multiple vehicles. Block paved pathway to one side of the driveway area and a raised sleeper retaining flower bed to the other side with two matching raised sleeper flower beds under the kitchen window area. EV charger, double glazed door to the side of the property allowing access to the utility area which in turn allows straight through access to the rear garden area. Further double glazed door allowing access to:-

Entrance Porch

7'1" x 2'9" (2.16m x 0.84m)

Enclosed entrance porch with double glazed windows either side of the entrance door and to either side, wood effect flooring, and a further UPVC style door leading through to:-

Entrance Hallway

14'5" x 6'5" (4.39m x 1.96m)

Stairs rising to the first floor landing area with an open space below, storage cupboard housing the utility meters, radiator, and doors to:-

Kitchen

11'4" x 11' (3.45m x 3.35m)

Range of wall mounted and floor standing base units with a work surface over incorporating separate stainless steel effect circular design sink and drainer unit with an extendable/detachable mixer tap over. Appliances built in consist of an eye level double oven, four burner gas hob, with a stainless steel effect extractor over, and an under unit dishwasher. Wall mounted boiler, partly tiled walls, and tiling to the floor area. Double glazed window to the front, and a double glazed door to the side allowing access to the utility/side entrance area.

Lounge

17'11" max 11'1" min x 12'10" max 9'10" min (5.46m max 3.38m min x 3.91m max 3.00m min)

Double glazed window to the rear, double glazed sliding patio doors to the rear allowing access to/from the conservatory area. Two radiators, two fanlights mounted to the two ceiling roses. Log burner inset to the chimney breast area with a flagstone style hearth.

Utility/Side Entrance Area

8'9" x 7'11" (2.67m x 2.41m)

Floor standing base units with a work surface over, plumbing for a washing machine, panelling to the ceiling, double glazed door to the front allowing access to the front driveway area. Double glazed door to the rear allowing access to the rear garden area, and an internal door to:-

Downstairs WC

5'5" x 4' (1.65m x 1.22m)

Suite comprised of a concealed flush WC and a wash hnad basin inset to matching units providing storage. Wall mounted light, marble effect panelling to the walls and ceiling area.

Conservatory

16'5" x 9'6" (5.00m x 2.90m)

Partly brick built with double glazed windows to either side and to the rear either side of the double glazed French doors allowing access to the rear garden area. Wood effect flooring, solid design roof with panelling to the underneath.

FIRST FLOOR

Landing

Loft access via the hatch area and doors to:-

Bedroom One

12'11" x 11' (3.94m x 3.35m)

Double glazed window to rear, radiator, coving finish to the ceiling area and a built in storage/wardrobe area.

Bedroom Two

11' x 9'8" (3.35m x 2.95m)

Two double glazed windows to the front, radiator, two built in storage/wardrobe areas

Bedroom Three

9'3" x 6'6" (2.82m x 1.98m)

Double glazed window to the rear, radiator, and wood effect flooring.

Shower Room

6'3" x 5'5" (1.91m x 1.65m)

Suite comprised of a shower cubicle with a boiler fed rainfall shower attachment with a further detachable shower head. Concealed flush WC in a matching unit with a wash hand basin inset to a vanity unit to the side. Marble effect panelling to the walls with a chrome effect trim. radiator, coving finish to the ceiling, wood effect flooring, and a double glazed window to the front.









OUTSIDE

Rear Garden
Raised decking patio area extending to the side giving access to the utility area, double outside socket. Artificial lawn area with a raised sleeper style flower bed to either side. Paved area housing a greenhouse with a soil area to the side. Further raised decked area giving access to:-

Summer House
15'2" x 12'6" (4.62m x 3.81m)
Double glazed French doors giving access to the summer house from the raised decking area. Spotlights inset to the ceiling, wooden beams to the half height on the walls and to the coving area. Separate fuse box, electric supply, lighting, and a door to the rear into the storage area - 12'6" x 3'9"

Garage
19'8" x 11'1" (5.99m x 3.38m)
Detached garage situated in the rear garden area with an up and over door to the rear into the shared communal driveway acess. Electric supply, lighting and a double glazed door to the front into the rear gardena rea.

Flood Risk
Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

OfCom Mobile
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

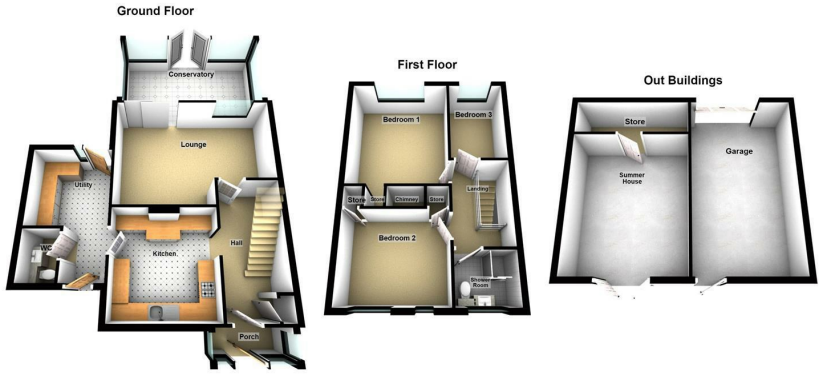
EE- Good outdoor and in-home
O2 Good outdoor and in-home
3 Good outdoor and in-home
Vodafone Good outdoor and in-home

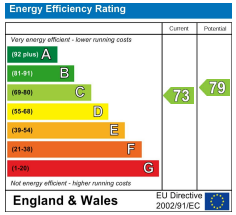
Performance across your postal district

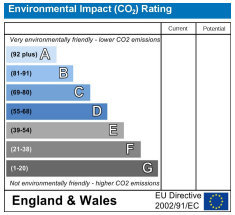
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 84%
O2 78%
Three 82%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband
STANDARD - Highest available download speed -12 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 61 Mbps - Highest available upload speed - 17 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good







PRIME ESTATES
INDEPENDENT ESTATE AGENTS

254 Chester Road, Castle Bromwich, B36 0JE
0121 748 7272
castlebromwich@primeestatesuk.com
www.primeestatesuk.com