



Black and White
CLEARLY A BETTER SERVICE

12 Shirestone Road
Birmingham, B33 0DH

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Offers In Excess Of £260,000
EPC Rating 'TBC'



12 Shirestone Road, Birmingham, B33 0DH



Property Description

Ground Floor

New 4 Bedroom Property fresh to the market !
Just a stones throw from local schools, shops and
transport links including Marston Green Train
Station and M42.

you will not be disappointed with this properties size
and the potential to extend.

Don't miss out call us today.

Porch

Upvc Double Glazed Porch with windows to side,
door to:

Hallway

Stairs leading to upstairs, 2 folding doors leading
to lounge, door to:

WC



Fitted with two-piece suite comprising of a wash hand basin and low-level WC.

Garage

Attached double length garage with courtesy access door, power connected, uPVC double glazed door, door to the rear:

Lounge

4.44m (14'7") x 4.07m (13'4")

UPVC

double glazed bow window to front, ornamental fireplace, radiator and various PowerPoints, open plan to:



Dining Area

4.44m (14'7") x 3.63m (11'11") Laminate flooring throughout, Radiator and various Power Points, open plan to:

Kitchen

6.32m (20'9") x 4.18m (13'9") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer taps, uPVC double glazed window to rear, Storage cupboard, radiator, uPVC double glazed sliding patio door, uPVC double glazed side door.



First Floor

Landing

Fitted Carpet throughout, doors leading to:

Shower Room

Fitted with three-piece suite comprising shower area with mains shower, vanity wash hand basin with storage under and mixer tap and low-level WC, uPVC double glazed window to rear, heated towel rail.

Bedroom 1

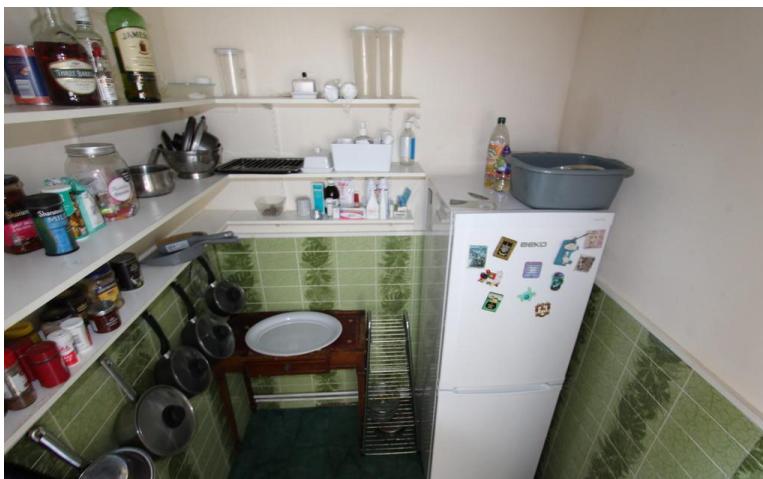
3.65m (12') x 3.34m (10'11") Two uPVC double glazed windows to front, radiator and various Power Points.

Bedroom 2

3.65m (12') x 2.87m (9'5") UPVC double glazed window to front, Storage cupboard, radiator, and various Power Points.

Bedroom 3

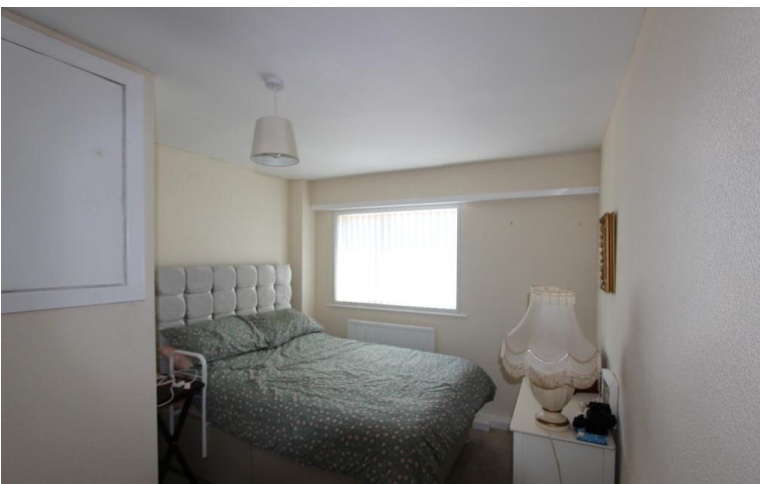
3.15m (10'4") max x 2.40m (7'10") UPVC double glazed window to rear, radiator and various

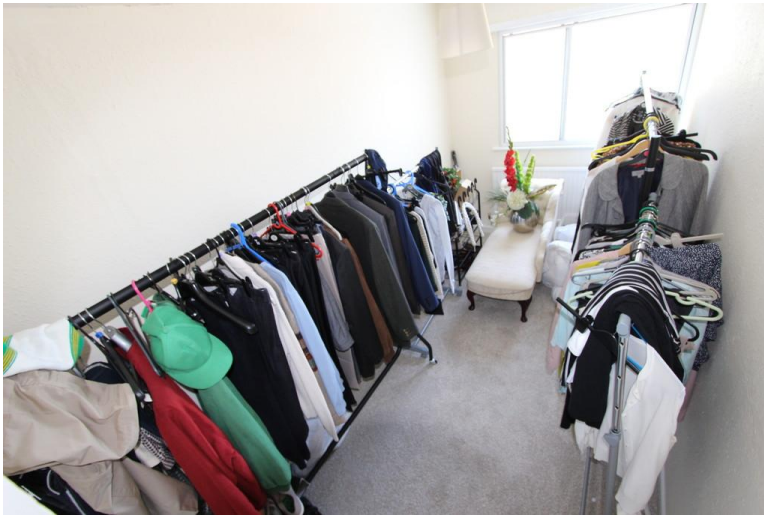


Power Points.

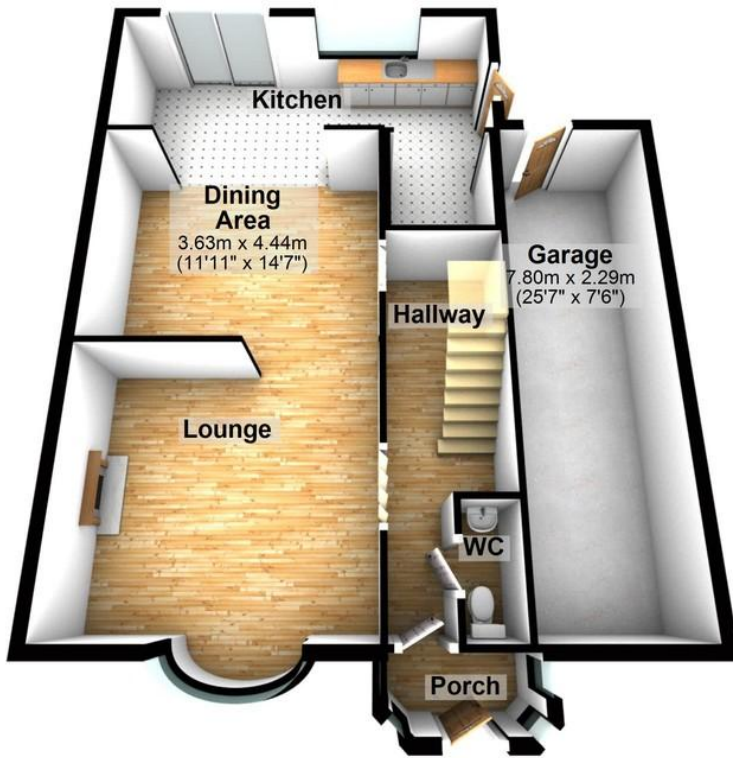
Bedroom 4

4.06m (13'4") x 1.95m (6'5") UPVC double glazed window to rear, radiator and various Power Points.

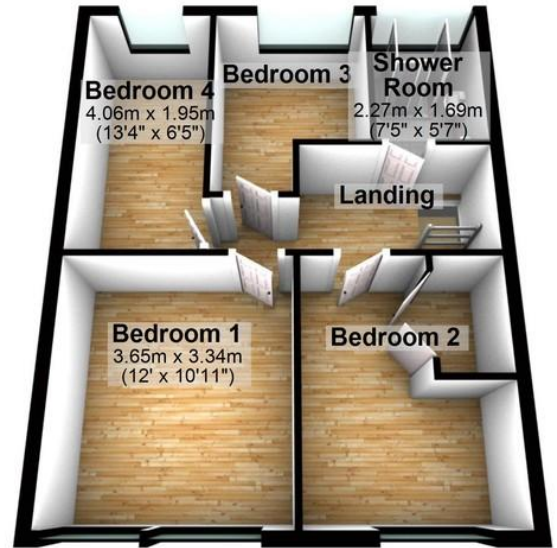




Ground Floor



First Floor



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66 Station Road
Marston Green
Birmingham
West Midlands
B37 7BA

www.blackandwhitelettings.co.uk
info@blackandwhiteestatesagents.com
0121 770 8811

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements