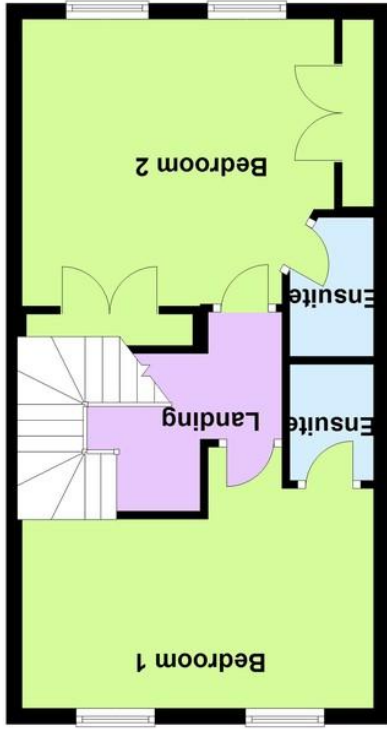
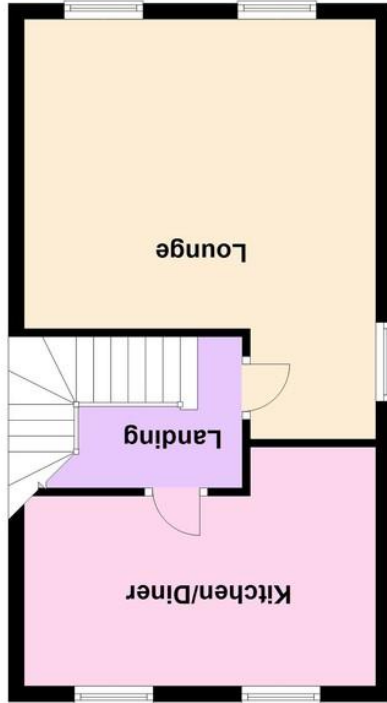


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

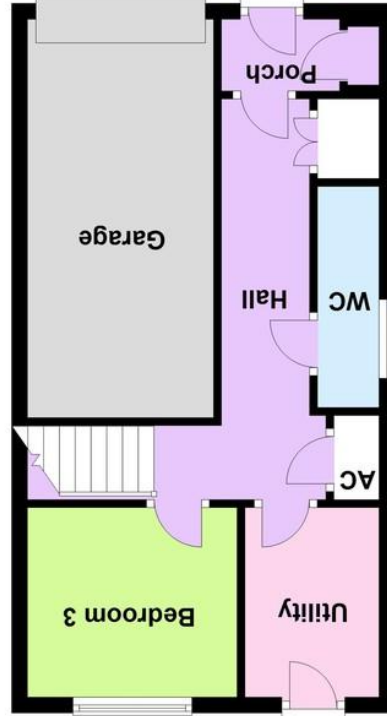
Total area: approx. 115.1 sq. metres (1238.6 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanUp.



Second Floor
 Approx. 39.0 sq. metres (419.7 sq. feet)

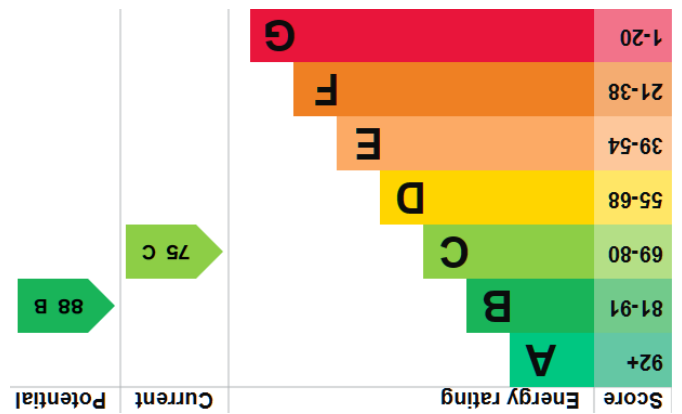


First Floor
 Approx. 37.7 sq. metres (406.1 sq. feet)



Ground Floor
 Approx. 38.4 sq. metres (412.8 sq. feet)

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- THREE STOREY MODERN THREE BEDROOM SEMI-DETACHED
- TWO ENSUITES
- DOWNSTAIRS SHOWER ROOM WITH WC
- UTILITY
- SPACIOUS LOUNGE



York Crescent, Shard End, Birmingham, B34 7NS

Offers In Region Of
 £270,000

Property Description

What a fantastic opportunity to acquire this Three storey modern style Three Bedroom semi detached property. If you are a growing family or family with teenagers looking for that extra space with separate ensuites this is for you. Overlooking a local playpark with spacious greenery if you have young children or enjoy walks with the dog! Benefitting from bedroom three, utility and downstairs shower room to ground floor, spacious lounge and kitchen diner to first floor and two bedrooms with their own ensuites to Second floor – also comprising Integral Garage and Low Maintenance Rear Garden – Local schools are close by with Hillstone Primary school 0.4 mile, Timberley Primary school 0.6 mile, Resorts World is 5.3 mile and Birmingham Airport is 5.5 mile, also with good transport links to motorway network. **DO NOT MISS OUT ON THIS FANTASTIC OPPORTUNITY!** Call Green and Company now to arrange your viewing.

Approached via tarmac driveway with garage and porch entrance.

HALL With laminate wood effect flooring, door to garage, door to utility, door to bedroom three, door to shower room/WC, airing cupboard, and store cupboard, spot lights to ceiling, radiator and stairs to first floor.

BEDROOM THREE 8' 7" x 7' 11" (2.62m x 2.41m) Benefitting radiator and window to rear with blind.

SHOWER ROOM Comprising; shower cubicle fully tiled with mixer shower, WC, wash basin, window to side with blind, spotlights and radiator.

UTILITY 7' 10" x 5' 6" (2.39m x 1.68m) With sink and tap, selection of base units, vinyl flooring, radiator, boiler and door to rear.

FIRST FLOOR LANDING With doors to lounge and kitchen.

LOUNGE 17' 6" max 12' 9" min x 14' 7" (5.33m max 3.89m min x 4.44m) Overlooking the local park to the front of the property with two windows with blinds, laminate wood effect flooring, spotlights, two radiators, feature fireplace with wood effect surround and window to side with blind.

KITCHEN DINER 14' 6" x 9' 11" max 7' 11" min (4.42m x 3.02m max 2.41m min) Comprising; tiled floor, gas hob, wood effect worktop, oven, mosaic effect wall tiles, extractor, integrated dishwasher, ceramic feature wash basin, feature mixer tap, window to rear with blind, dining area has window to rear with blind, radiator and ceiling spotlights.

SECOND FLOOR LANDING With doors to bedrooms one and two.

BEDROOM ONE 14' 10" x 9' 3" max 7' 11" min (4.52m x 2.82m max 2.41m min) Having two windows to rear with blinds, loft access, radiator, shelving and door to:-

ENSUITE Comprising; tiled floor, mixer shower and cubicle, tiled cubicle, back to wall WC, vanity unit with wash basin, spotlights, heated towel heater, shaver point and mirror with spotlights.

BEDROOM TWO 12' 5" to wardrobe x 11' 7" max (3.78m x 3.53m) Overlooking the front aspect with two windows, two built in wardrobes, radiator and door to:-

ENSUITE With bath and shower attachment, tiled floor, spotlights, half tiled around bath, back to wall WC, wash basin, window to side and heated towel heater.

GARAGE 16' 11" x 7' 9" (5.16m x 2.36m) Benefitting from up and over garage door, electric points and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Is low maintenance with gravel borders, sleeper border, paved patio area, small selection of trees and side access.

Council Tax Band D Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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