

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

Total area: approx. 122.0 sq. metres (1312.8 sq. feet)  
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 Plan produced using Planit



**LEGAL READY**

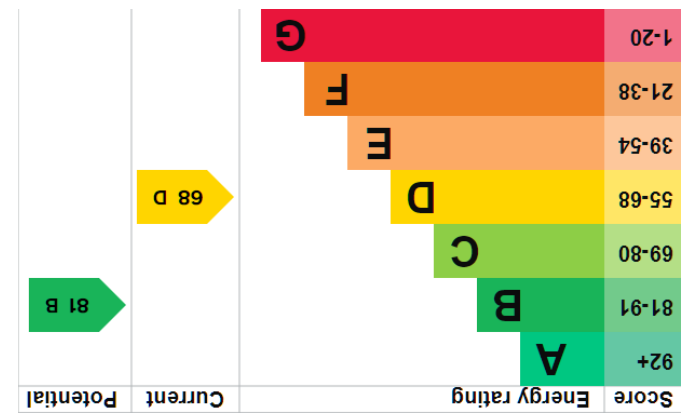
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- WELL PRESENTED HOME
- THREE BEDROOMS
- OPEN PLAN MODERN KITCHEN WITH DINING SPACE
- SPACIOUS RECEPTION ROOM WITH BALCONY
- RECENTLY RENOVATED SHOWER WITH HEATED TOWEL RAIL

Cherry Lea, Shard End, Birmingham, B34 6TJ

Offers In Excess Of  
 £230,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

We are delighted to present this stunning end of terrace property, located in a desirable neighbourhood. This well presented home boasts a fantastic layout, perfect for families and couples alike.

As you enter the property, you will be greeted by a spacious hall way leading into office space with storage and stairs to landing offering reception room with large windows that flood the room with natural light. The reception room also features a balcony, providing a tranquil space to enjoy the outdoors. Adjacent to the reception room is the open-plan kitchen, recently refurbished and equipped with modern appliances. The kitchen is not only functional but also offers a dining space, perfect for entertaining guests.

This property offers three well-appointed bedrooms. The master bedroom is spacious and provides a peaceful retreat. The remaining two bedrooms are doubles, ideal for a growing family. The bathroom has been recently renovated and features a heated towel rail and shower cubicle, ensuring your comfort all year round.

Outside, you will find a garden, providing a private outdoor oasis. In addition, the property boasts a garage and parking space, ensuring your vehicles are secure and conveniently accessible.

Located in close proximity to nearby schools, local amenities, and a strong local community!

Overall, this is a fantastic opportunity to own a beautiful home with unique features such as a garage, parking, garden, and balcony. Don't miss out on this exceptional property that offers a comfortable and modern lifestyle. Contact us today to arrange a viewing.

Entering via driveway with additional side space and porch into:-

**HALLWAY** With laminate flooring, stairs to first floor, door to office space and radiator.

**OFFICE SPACE** 9' 4" x 5' 5" (2.84m x 1.65m) With laminate flooring and door to understairs storage.

**FIRST FLOOR LANDING** With radiator and doors into lounge, kitchen, WC, stairs to second floor.

**LOUNGE** 14' 6" x 11' 5" (4.42m x 3.48m) Situated at the front of the home with laminate flooring, radiator, patio door with blind, electric fire with surround and balcony to front.

**KITCHEN DINER** 17' 9" x 11' 11" (5.41m x 3.63m) Recently refitted kitchen with modern style units including integrated fridge freezer, dishwasher, washing machine, gas hob and oven, extractor, metro style brick tiles, tiled flooring, three way spotlight, store cupboard, window to rear with blind, dining area having patio door to garden, radiator, blind and laminate flooring.

**WC** Situated at the end of the landing with window to front and tiled floor.

**SECOND FLOOR** With airing cupboard and doors to bedrooms and shower room.

**BEDROOM ONE** 12' 9" x 11' 1" (3.89m x 3.38m) With window to rear, wardrobe space, laminate flooring and radiator.

**BEDROOM TWO** 13' 6" x 8' 7" (4.11m x 2.62m) With window to front, wardrobe space, blind, radiator and laminate flooring.

**BEDROOM THREE** 9' x 8' 7" (2.74m x 2.62m) With laminate flooring, radiator, window to front and blind.

**SHOWER ROOM** Is recently renovated with tiled walls and floors, heated towel rail, quadrant shower cubicle with mixer shower, WC, wash basin, window to rear and spotlights.

**GARAGE** 20' 2" x 8' 3" (6.15m x 2.51m) With up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**REAR GARDEN** Is well presented with patio area, lawn, fenced boundaries and useful area to side of property offering space for more seating or shed area.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
 Broadband coverage -  
 Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.  
 Networks in your area - Virgin Media, Openreach

**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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