



20 Shirestone Road, Birmingham, West Midlands, B33 0DH

2 Bed House - End Terrace

Offers In Excess Of £140,000

🔑 Receptions 1

🛏 Bedrooms 2

🚿 Bathrooms 1



- FANTASTIC PURCHASE OPPORTUNITY
- TWO BEDROOM END TERRACED PROPERTY
- GOOD SIZE THROUGH LOUNGE
- KITCHEN WITH SEPARATE LEAN TO AREA
- MUST BE VIEWED TO APPRECIATE THE POTENTIAL

- NO UPWARD CHAIN
- WELL MAINTAINED REAR GARDEN
- CONSERVATORY AND GARAGE TO THE REAR
- CLOSE TO LOCAL AMENITIES
- PROPERTY VIDEO TOUR AVAILABLE



WITH THE POTENTIAL TO IMPROVE, SHIRESTONE ROAD IS A FANTASTIC OPPORTUNITY WITH NO UPWARD CHAIN! Located in Tile Cross, the property is in close proximity to local shops, schools and within easy reach of Birmingham City Centre and Major Transport Links. The property itself offers TWO BEDROOMS, GOODSIZE THROUGH LOUNGE, KITCHEN & LEAN TO AREA, CONSERVATORY AND GARAGE TO THE REAR. In need of some modernisation, this is the perfect property to put your own stamp on!

Overview & Approach



Shirestone Road is a two bedroom end terraced property located in Tile Cross, situated in East Birmingham (B33). Whilst the property is in the need for some internal improvement, the property offers great potential for a range of buyers to improve to their own taste and benefit from a spacious and conveniently located end terrace property

Tile Cross is a suburb of Birmingham in close proximity to major transport networks and is a sought-after location with families due to the great connectivity and local amenities, with local schools and the nearby train stations, which offers regular train journeys into Birmingham City Centre, Birmingham International Train Station, Airport and the popular Resorts World.

The property is approached via a paved garden with steps leading down to the external porch. The front garden could be converted into a front driveway with an application to the local authority for a dropped curb

Porch



Includes a wall light point, vinyl flooring and a door leading into the:

Entrance Hallway



Includes a ceiling light and radiator point, stairs to the first floor, a cupboard housing the metres and doors leading off to:

Through Lounge



Overlooking the front of the property with ceiling and wall light points, radiator points, featured fireplace and sliding door leading into the conservatory.

Conservatory



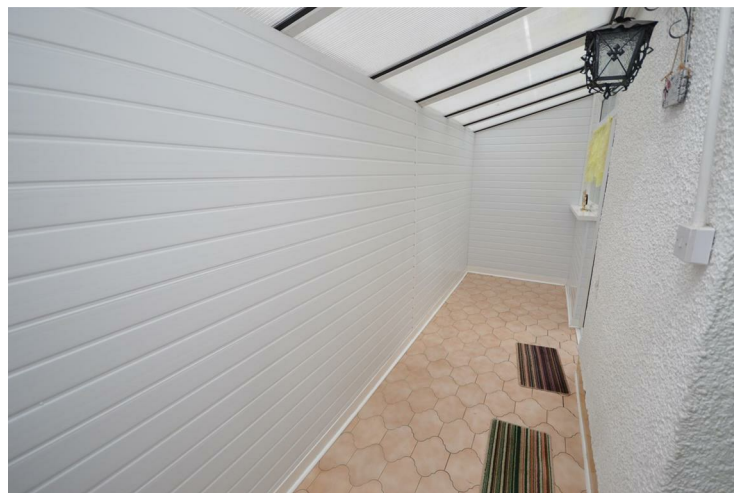
Includes a ceiling light and power points, laminate flooring and patio doors opening onto the rear garden.

Kitchen



Overlooking the rear garden with a ceiling light and radiator point, the Kitchen includes matching wall and base units with work surfaces, wall tiles, and a stainless steel sink and drainer unit. There is also a built in oven with four gas burner hob and extractor above, plumbing for a washing machine and space for other appliances under an additional corner work surface area. The Kitchen has vinyl flooring and a doorway leading into the lean to area which could be easily converted into a useful utility area.

Lean To & Storage



Accessible via both the front and rear of the property with ceiling light and tiled flooring.

Stairs & Landing



Overlooking the side of the property with a ceiling light point, loft access and doorways leading off to:

Bedroom One



Overlooking the front of the property with two feature windows, a ceiling light and radiator point, built in storage cupboards and dresser unit.



Bedroom Two



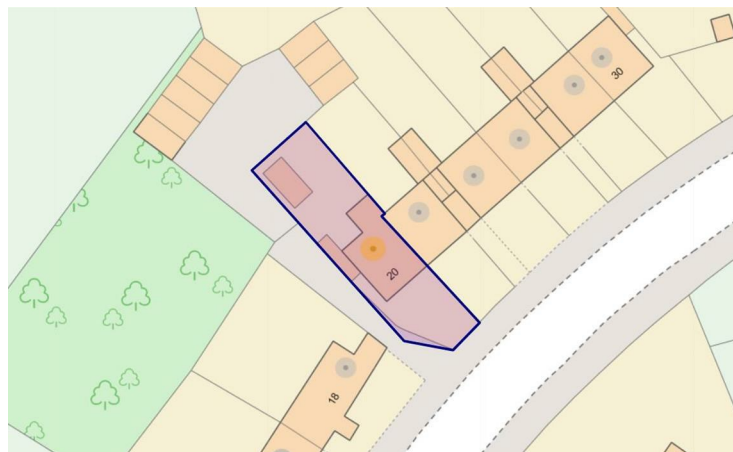
Overlooking the rear garden with a ceiling light and radiator point, a cupboard housing the water tank, and another cupboard for storage.



Separate WC

Overlooking the side of the property with a ceiling light point and low level WC.

Bathroom



We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

The property is a non standard (Wimpey No Fines)

Overlooking the rear of the property with a ceiling light and radiator point, pedestal wash hand basin and panelled bath with electric shower over.

Rear Garden



Double doors open onto a block paved patio area, a grass lawn and garage to the rear with double gated access.

Garage

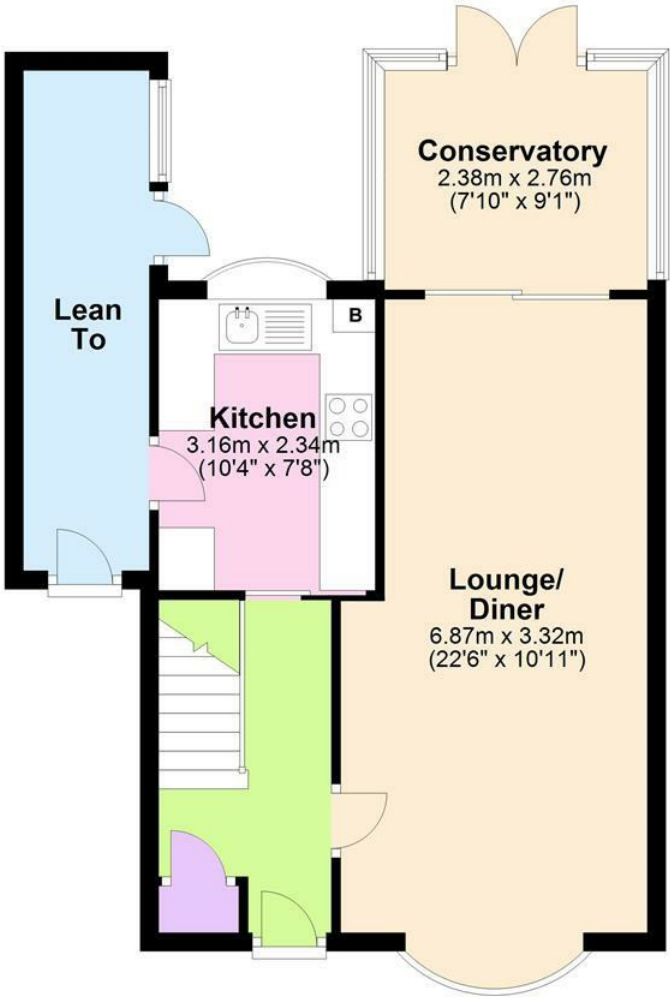
Up and over door,

Additional Information

Shirestone Road

Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)

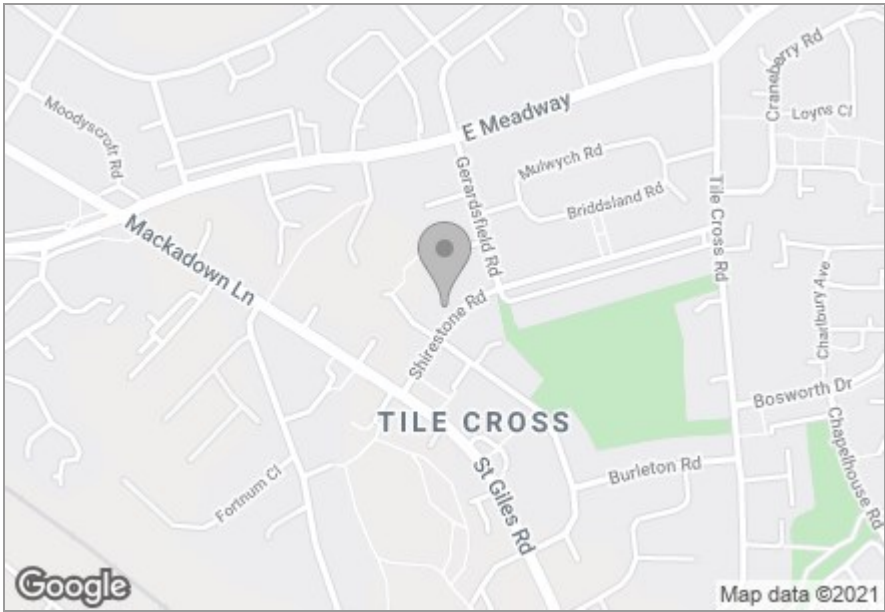


First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.6 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(1-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	