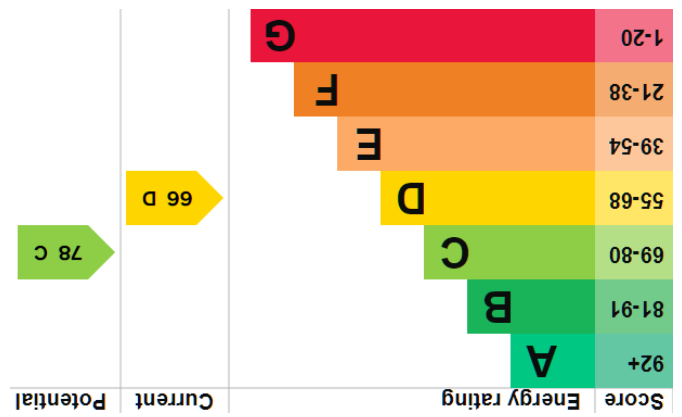


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Plan produced using PlanItP.



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



- CORNER PLOT
- FIVE BEDROOMS
- KITCHEN/DINER
- LOUNGE
- FAMILY ROOM
- ENSUITE

Pencroft Road, Shard End, Birmingham, B34 6SP

£370,000



## Property Description

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

Green and company are please to market this five bedroom, end terrace home on a corner plot. The property is located on a sought after road in Shard End. The property benefits from being close to local amenities, transport links and local schools (catchments should be checked)

The property briefly comprises of a lounge, family room, kitchen/diner, five bedrooms, downstairs WC, bathroom, en-suite and a rear garden. Viewing is essential to appreciate the condition and size of the accommodation.

The property is approached via porch.

**PORCH** Having door to hallway and four double glazed windows to front and side.

**HALLWAY** Having radiator, stairs to first floor landing, doors to lounge, family room and kitchen diner, storage cupboard and spotlighting to the ceiling.

**KITCHEN/DINER** 22' x 12' (6.71m x 3.66m) Having wall, drawer and base units with worktop surfaces over, sink and drainer, splash back tiling, double glazed window to front and double glazed window to rear, integral dishwasher and integral fridge, radiator, breakfast island and door to garage.

**LOUNGE** 20' x 11' (6.1m x 3.35m) Having four double glazed windows to front, two radiators and log burner.

**FAMILY ROOM** 21' x 11' (6.4m x 3.35m) Having radiator, double glazed windows and patio door to rear.

**DOWNSTAIRS WC** Having splash back tiling, low level WC, sink, heated towel rail, spotlights to the ceiling and double glazed window to rear.

**FIRST FLOOR LANDING** Having double glazed obscure window to rear, doors to all bedrooms and bathroom, storage cupboard and stairs to second floor.

**BEDROOM ONE** 12' x 14' 1" (3.66m x 4.29m) Having double glazed window to front, radiator, door to walk in wardrobe and ensuite.

**WALK IN WARDROBE** 11' x 5' 10" (3.35m x 1.78m) Having fitted wardrobe space and door to ensuite.

**ENSUITE** Having shower, low level WC, heated towel rail, splash back



tiling, vanity hand wash basin with drawers, extractor fan and double glazed obscure window to rear.

**BEDROOM TWO** 11' x 11' (3.35m x 3.35m) Having double glazed window to front, radiator and cupboard.

**BEDROOM THREE** 12' x 11' 10" (3.66m x 3.61m) Having double glazed window to front and radiator.

**BEDROOM FOUR** 10' x 9' 10" (3.05m x 3m) Having radiator and double glazed window to rear.

**BATHROOM** Having bath, splash back tiling, hand wash basin, low level WC, two double glazed obscure windows to rear, spotlighting and heated towel rail.

**SECOND FLOOR LANDING** Having storage under the eaves, cupboard space, velux window and door to fifth bedroom.

**BEDROOM FIVE** 18' x 9' (5.49m x 2.74m) Having Velux skylights, three storage cupboards, radiator and spotlights.

**OUTSIDE** To the front has lawned areas, off road parking for multiple vehicles and is situated on a corner plot. To the rear is a garden with a paved patio, pond and fenced boundaries.

Council Tax Band B - 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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