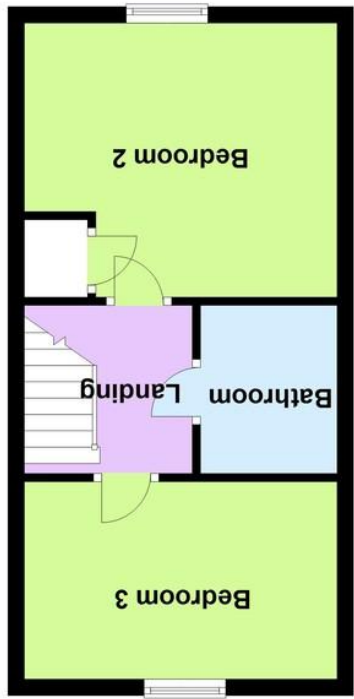
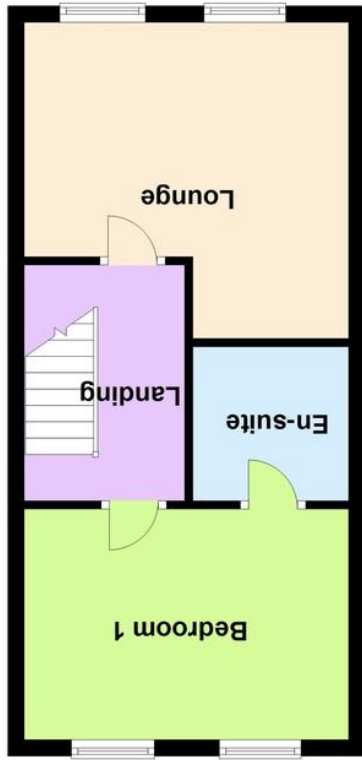


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

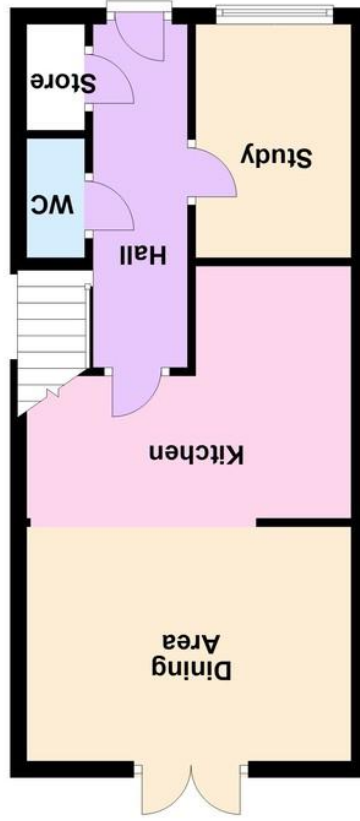
Plan produced using PlanUp.
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Second Floor



First Floor



Ground Floor

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 Conveyer.

| Score | Energy rating |
|-------|---------------|
| 92+ | A |
| 81-91 | B |
| 69-80 | C |
| 55-68 | D |
| 39-54 | E |
| 21-38 | F |
| 1-20 | G |

Current: 78 C
 Potential: 89 B

Castle Bromwich | 0121 241 1100



- THREE BEDROOM THREE STOREY
- MODERN STYLE THROUGHOUT
- LANDSCAPED GARDEN
- STUDY
- ENSUITE TO BEDROOM ONE
- KITCHEN DINER



The Shardway, Birmingham, B34 7AR

Offers In Excess Of
 £240,000



Property Description

The Shardway is a recently refurbished, very well presented three bedroom end terrace town house with flexible living and consisting of downstairs study, kitchen diner and WC with three double bedrooms spread over three floors and landscaped rear garden.

The Shardway is near Kingfisher park and Shard End Lake with local amenities within 0.5 mile to nearest shops including transport links.

Block paved driveway for one vehicle with doorway into:-

HALL Having radiator, laminate wood effect flooring throughout the downstairs with doors to study, kitchen diner, WC and store cupboard. 7

STUDY 9' 5" x 6' 2" (2.87m x 1.88m) Having window to front, laminate wood effect floor and radiator.

KITCHEN DINER 19' 5"max x 12' 10"max (5.92m x 3.91m) Having a selection of modern style units wall and base, induction hob, oven, integrated dishwasher, space for fridge and washing machine, spotlights, radiator and French doors to rear garden.

WC With tiled floor, tiled splashback, WC and wash hand basin.

FIRST FLOOR LANDING With doors to lounge and bedroom one.

LOUNGE 12' 11"max x 12' 7"max (3.94m x 3.84m) Having two double glazed windows to front and radiator.

BEDROOM ONE 12' 11" x 9' 11" (3.94m x 3.02m) Having two double glazed windows to rear, radiator and door to ensuite.

ENSUITE Having shower cubicle with mixer shower and fixed head, mosaic tiling to the cubicle, radiator and tiled floor.

SECOND FLOOR LANDING With doors to bedroom two, three and bathroom.

BEDROOM TWO 12' 10" x 10' 9" (3.91m x 3.28m) Having dormer



style window to front, radiator and storage cupboard.

BEDROOM THREE 12' 10" x 7' 7" (3.91m x 2.31m) A double bedroom (currently being used as a dressing room) with Velux window to rear and radiator.

BATHROOM With a modern style suite comprising; L shaped bath, heated towel rail, shower screen, mixer shower, bowl sink set on wood effect vanity unit, spotlights, tiled floor and tiled bath surround.

REAR GARDEN Being a South Westly facing landscaped rear garden with lawn area, fenced boundaries, stoned area and side access.

Council Tax Band C Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 137 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at £150 per annum and is reviewed TBC. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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

