



**Berrowside Road, Shard End Birmingham B34 7LD**



welcome to

**Berrowside Road, Shard End Birmingham**

**\*\*MODERN SEMI-DETACHED PROPERTY\*\*LOUNGE\*\*KITCHEN DINER\*\*DOWNSTAIRS WC\*\*THREE BEDROOMS\*\*UPSTAIRS BATHROOM\*\*OFF ROAD PARKING\*\*REAR GARDEN\*\***



## Agent Note

The Council Tax Band is C.

## Entrance Hall

Ceiling light point, radiator, Stairs to first floor and laminate flooring

## Study

Double-glazed window to front, ceiling light point, radiator and low level w.c.

## Lounge

Double-glazed window to front, two radiators, laminate flooring and ceiling light point.

## Kitchen

Two double-glazed windows to rear, radiator, two ceiling light points, cupboards, drawers and base unit, roll top work surface, stainless steel sink and drainer, hob, oven, cooker hood, plumbing for washing machine and dishwasher.

## Landing

Loft access, ceiling light point, door to airing cupboard housing central heating boiler.

## Bedroom One

Double-glazed window to rear, radiator, ceiling light point and laminate flooring.

## Bedroom Two

Double-glazed window to rear, radiator and ceiling light point.

## Bedroom Three

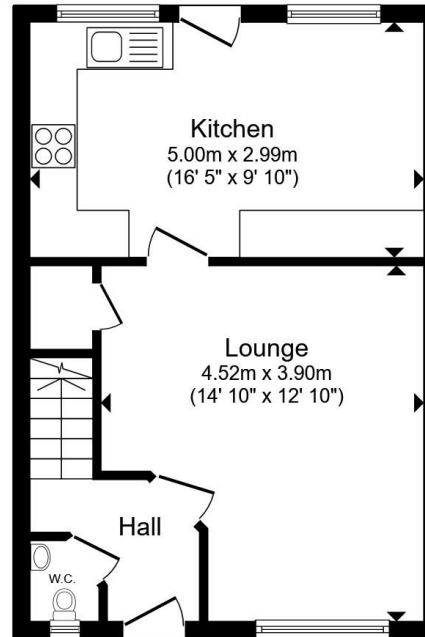
Double-glazed window to front, radiator and ceiling light point.

## Bathroom

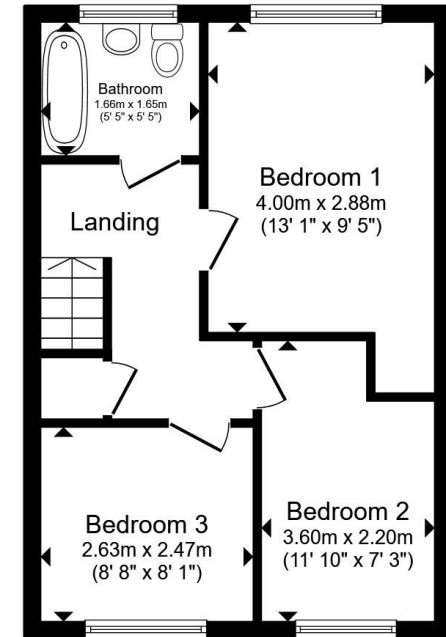
Double-glazed window to rear, radiator, spotlights, panelled bath with shower over, low level w.c., pedestal sink and laminate flooring.

## Garden

Paved patio to rear garden, grassed area with paving and shed, mature shrubs and trees, enclosed by fencing.



Ground Floor



First Floor

Total floor area 76.1 m<sup>2</sup> (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Berrowside Road, Shard End Birmingham

- MODERN SEMI DETACHED PROPERTY
- THREE BEDROOMS
- DRIVEWAY
- DINING KITCHEN
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers over  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

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