

# ENGLANDS



249 Shenley Fields Road

Birmingham, B29 5BE

£270,000





## PROPERTY DESCRIPTION

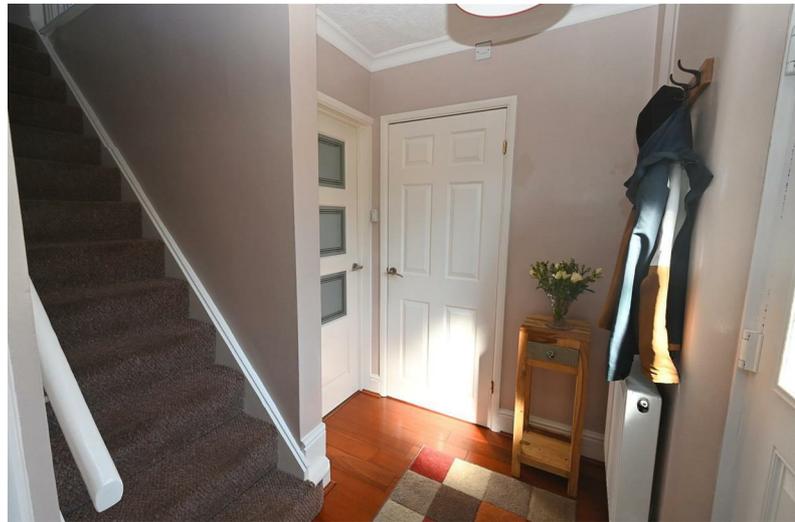
Immaculately presented three bedroomed semi-detached property., located on Shenley Fields Road which runs between Selly Oak and Northfield. This attractive home has the benefit of a dual aspect sitting room, breakfast kitchen, ground floor shower room, three bedrooms and delightful rear garden. The property also has gas central heating, double glazing with front facing windows having bespoke fitted shutters.

Shenley Fields Road is ideally placed for convenient access to the Queen Elizabeth Hospital, University of Birmingham and Selly Oak Retail Park. Harborne village is easily reachable and Birmingham city centre is readily accessible.

The property is set back from the road by a lawned front garden with gate and hedge border, sandstone paving and side access to the rear of the property. Pathway leads to entrance door.



Tel: 01214271974



## HALLWAY

### DUAL ASPECT SITTING ROOM

4.64 max x 3.59 max into recess ( 15'2" max x 11'9" max into recess )

Having one UPVC double glazed window with fitted shutters overlooking the front, and further UPVC double glazed window with multi-pane detailing overlooking the rear garden. Two ceiling light points, radiator, Dado rail, coving to ceiling and gas fire set on marble style hearth. In addition, fitted storage cupboard.

### BREAKFAST KITCHEN

3.67 max into recess x 2.89 max (12'0" max into recess x 9'5" max )

Having a range of matching wall and base units, wood-style worksurfaces, integrated Stoves double electric oven, Stoves gas hob with wall-mounted extractor fan above, radiator, appliance space for washing machine, useful under stairs storage cupboard, recessed ceiling spotlights, cupboard housing the wall-mounted Worcester gas Combi boiler and tile-effect flooring. Two UPVC double glazed windows one to the side and one overlooking the rear garden, both having fitted shutters.

### SHOWER ROOM

Having good-sized shower cubicle with wall-mounted drench shower plus further showerhead, UPVC double glazed window with obscured glazing and fitted shutters, wash basin being set into vanity storage and having mixer tap over, low flush WC, tile-effect flooring, ceiling light point, vertical radiator, full complementary tiling to walls and extractor fan.

Stairs rising to first floor accommodation.

### LANDING

Having ceiling light point.

## BEDROOM ONE

4.67 max x 3.3 max (15'3" max x 10'9" max )

Dual aspect, having UPVC double glazed window overlooking the rear garden and further UPVC double glazed window with fitted shutters to the front, ceiling light point and radiator.

## BEDROOM TWO

4.16 max x 2.43 max (13'7" max x 7'11" max )

Having two UPVC double glazed windows with multi pane detailing and fitted shutters overlooking the front, radiator, ceiling light point, and built-in storage area.

## BEDROOM THREE

2.57 max x 2.17 max (8'5" max x 7'1" max )

Having ceiling light point, radiator, double glazed UPVC window with multi pane detailing.

## REAR GARDEN

Delightful rear garden comprising: paved seating area, non-slip decking leading down to lawn area with flower borders having range of established evergreen shrubs, fence and hedge boundaries, tree-lined aspect, with further rear paved area and good-sized shed.

Outdoor tap and gate leading round to the front of the property.

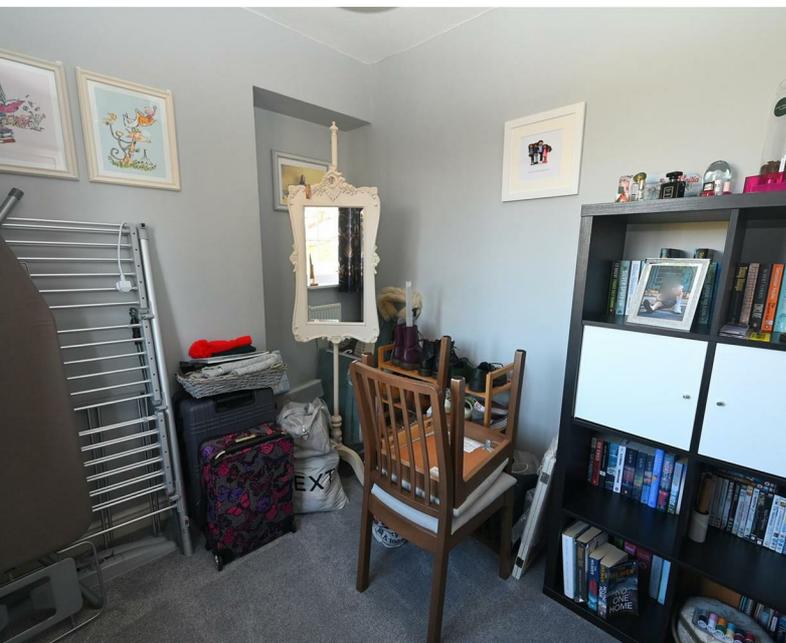
## ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND - C



# ENGLANDS





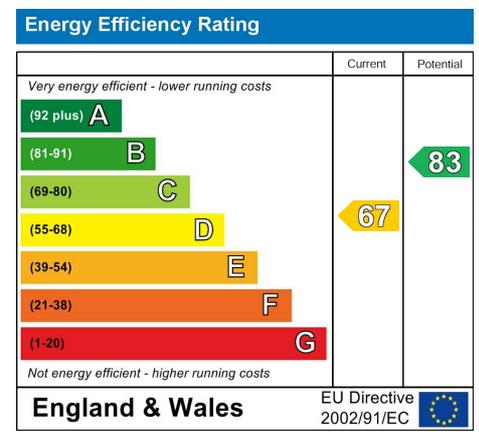
# ENGLANDS



## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

### Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.