



# Hillstone Road, Shard End

**Offers Around £150,000**

- GROUND FLOOR FLAT
- GARDEN ROOM
- SHOWER ROOM
- SIDE GARAGE & PARKING
- WARM AIR HEATING
- LOUNGE DINER
- TWO BEDROOMS
- FRONT & REAR GARDENS
- DOUBLE GLAZING
- NO ONWARD CHAIN

A well maintained and presented ground floor flat offering no chain. The property would be an ideal first time purchase or buy to let investment. Situated in a convenient location the flat offers; two bedrooms, lounge diner, shower room and garden room. It also has the added benefits of warm air heating system, double glazing, private front and rear gardens as well as side garage and off road parking. Viewing is highly recommended.

### FRONT

Having an enclosed foregarden with gated access to driveway for one car and vehicular access to the garage.

### COMMUNAL ENTRANCE

Via paved pathway to hardwood glazed security door into the shared hallway, with further hardwood glazed door into;

### PORCH

Fitted storage cupboard, intercom, wall light and power points, composite door into;

### ENTRANCE HALL

Fitted cupboard, airing cupboard, warm air vent unit, wall light and power points, doors to;

### BEDROOM TWO

9'2 (max) x 12'4 (2.79m (max) x 3.76m )



Double glazed window to the front, warm air vent, fitted wardrobes and drawers, ceiling light and power points.

### BEDROOM ONE

8'6 to wardrobes x 12'4 (2.59m to wardrobes x 3.76m)



Double glazed window to the front, fitted wardrobes and drawers, ceiling light and power points.

### LOUNGE DINER

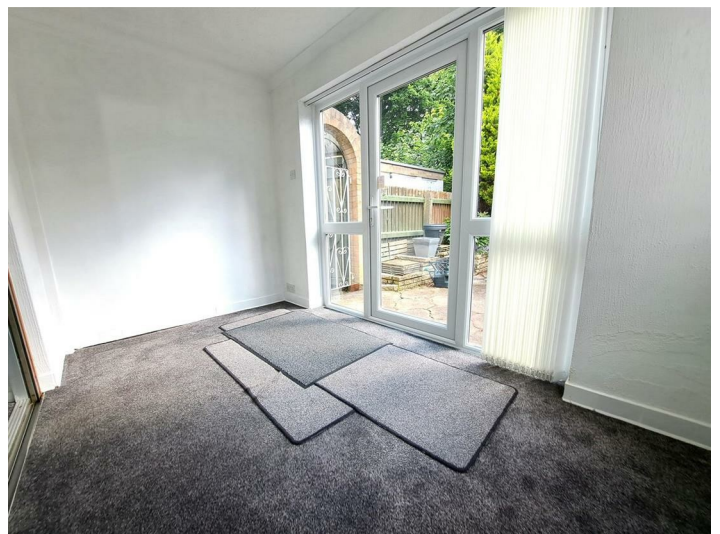
11'2 x 16'3 (3.40m x 4.95m)



Double glazed window to the front, two warm air vents, wall mounted electric fire, ceiling and wall light points, power points and double glazed sliding patio doors into;

### GARDEN ROOM

11'10 x 13'9 (3.61m x 4.19m)



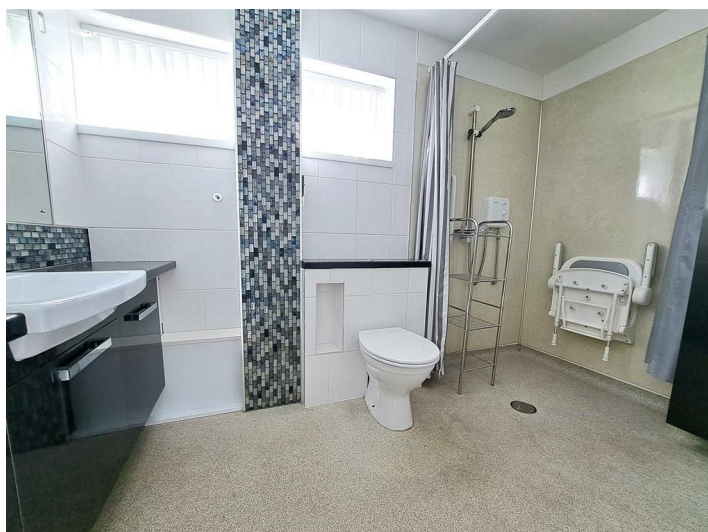
Double glazed windows to the side and rear, double glazed door to the rear garden, ceiling light point and power point.

### **FITTED KITCHEN** **10'6 x 7'3 (3.20m x 2.21m)**



Being fitted with a selection of eye level, base and drawer units with work surface over incorporating one and a half bowl sink and drainer unit with mixer tap. Integrated electric oven with hob and extractor unit above. Space and plumbing for appliances. Double glazed window to the rear, warm air vent, ceiling light and power points.

### **SHOWER ROOM**



Being fitted with a three piece suite comprising walk in shower with electric shower, vanity unit with inset wash hand basin and low level flush W.C. Opaque double glazed window to the rear, tiling to full height throughout, fitted storage cupboard and ceiling light point.

### **REAR GARDEN**



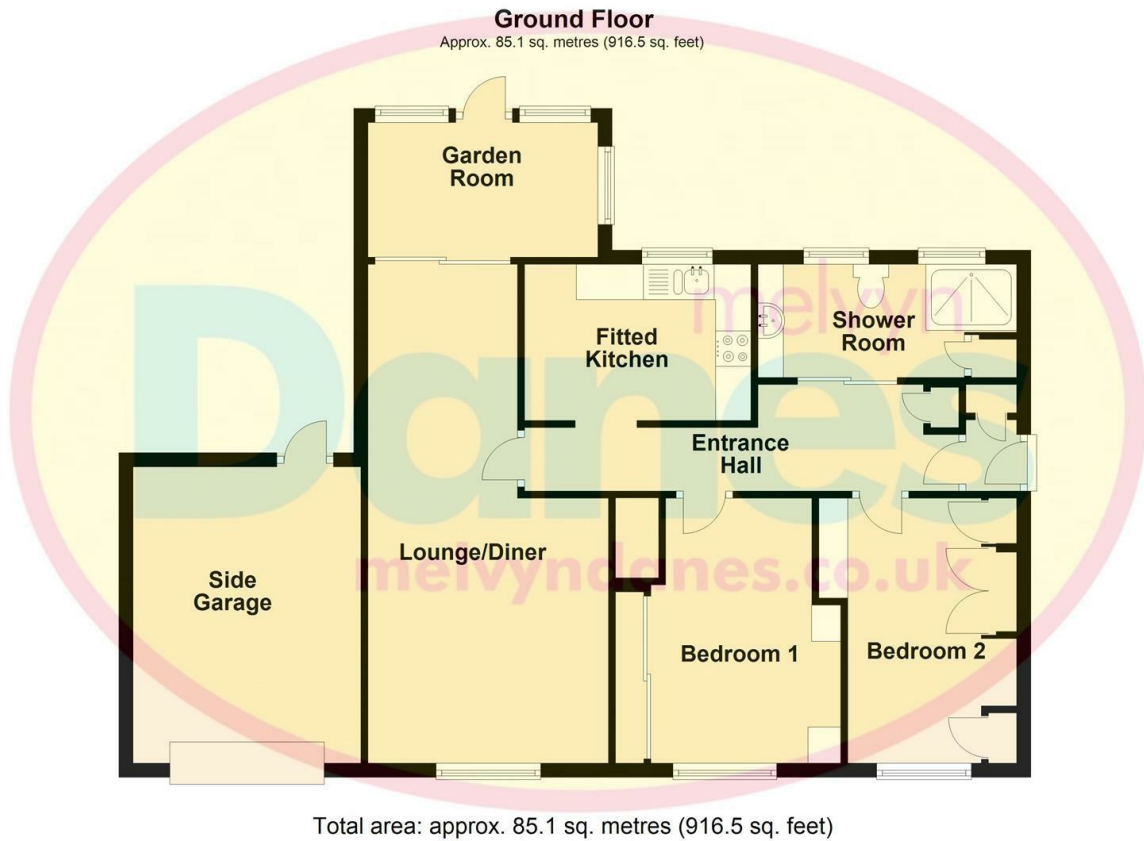
Mainly paved with fencing to perimeter, gated access to side passage with two brick sheds and door to;

### **SIDE GARAGE** **13'9 x 11'10 (4.19m x 3.61m)**

Metal up and over door to the front, ceiling light and power points.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



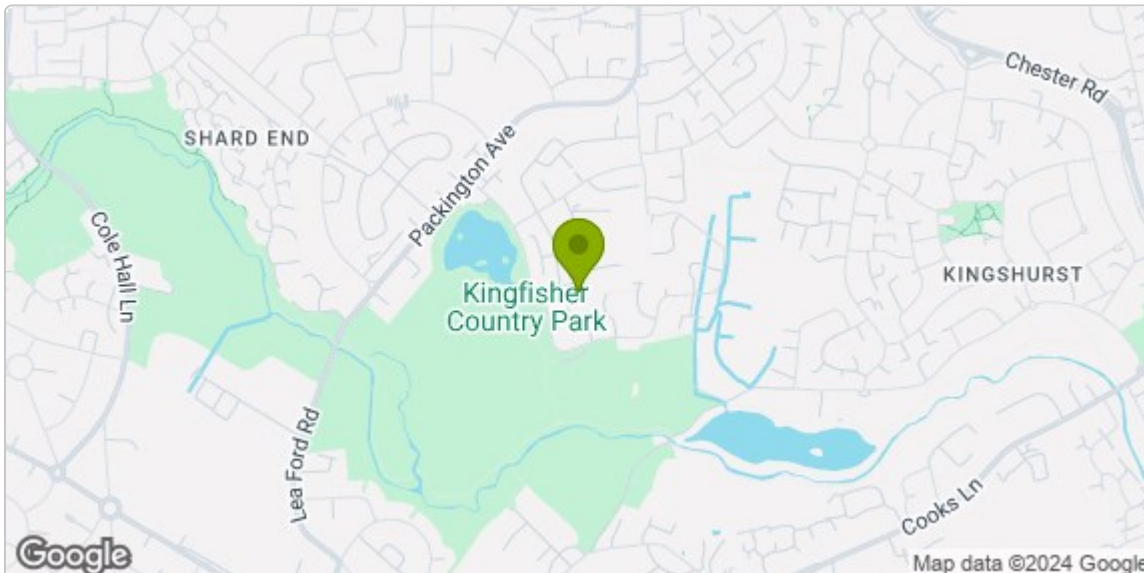
**TENURE:** We are advised that the property is Leasehold.

**COUNCIL TAX BAND:** A

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
29 Hillstone Road Shard End  
Birmingham B34 7PX

**Council Tax Band:** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	