



**49 Shopton Road, Shard End, Birmingham B34 6NY**  
**£215,000**

A very well maintained and attractively presented, freehold, 3 bedroom semi detached family residence benefiting from gas fired central heating, UPVC double glazing and off road parking space to the front.

NO UPWARD CHAIN.

Shopton Road is situated off Hernefield Road which in turn leads off Heathland Avenue off the main Coleshill Road.

The property stands well back from the roadway behind a lawned foregarden with paved vehicular driveway.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

Composite front door leading to

#### RECEPTION HALL

Laminated flooring, single panel central heating radiator, gas wall heater, full height meter cupboard.

#### SPACIOUS THROUGH LOUNGE

22'10 x 9' (min) 10'6 (max) (6.96m x 2.74m (min) 3.20m (max))

Modern fireplace with electric stone effect fire, UPVC double glazed window (front) and double doors at rear. Twin panel central heating radiator.

#### MODERN REFITTED KITCHEN (REAR)

10' x 7'4 (3.05m x 2.24m)

Single drainer single bowl stainless steel sink unit with mixer taps, double door base unit below. Additional single door, double door and 3 drawer base unit all with rounded edge work surface over. Double door and single door wall unit, 4 ring electric hob with oven below. BAXI wall mounted gas fired central heating boiler, UPVC double glazed window.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window.

#### BEDROOM 1 (REAR)

10'10 (max) x 9'3 (min) x 9'6 (3.30m (max) x 2.82m (min) x 2.90m)

Twin panel central heating radiator, UPVC double glazed window, enclosed walk in full height single door wardrobe.

#### BEDROOM 2 (FRONT)

9'9 x 8'2 (2.97m x 2.49m)

UPVC double glazed window, single panel central heating radiator, full height enclosed single door wardrobe.

#### BEDROOM 3 (FRONT)

8'4 max x 6'9 (2.54m max x 2.06m)

UPVC double glazed window, single panel central heating radiator.

#### MODERN TILED BATHROOM (REAR)

7'1 x 5'5 (2.16m x 1.65m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush w.c. Twin panel central heating radiator, 2 UPVC double glazed windows.

#### SIDE UTILITY

12'11 x 4'2 (3.94m x 1.27m)

Composite separate tradesman's side entrance door (front), plumbing for automatic washing machine. Off is a large storage area.

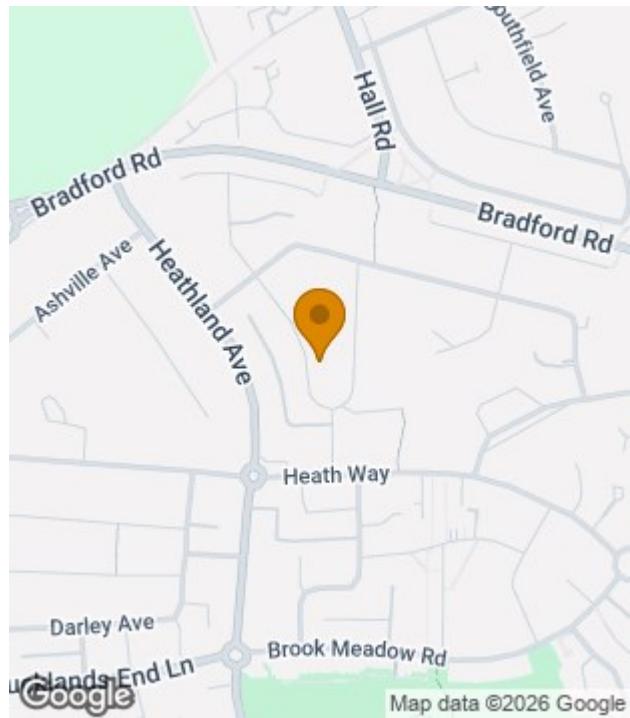
#### OUTSIDE

Paved terrace, lawned rear garden.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**TENURE:** We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

**SERVICES:** Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

**VIEWING:** By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

**PROPERTY MISDESCRIPTION ACT:** The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

**HODGE HILL**  
0121-784 6660  
[sales@alex-smith.co.uk](mailto:sales@alex-smith.co.uk)  
[www.alex-smith.co.uk](http://www.alex-smith.co.uk)