



Otter Croft, Shard End BIRMINGHAM B34 7SE

welcome to

Otter Croft, Shard End BIRMINGHAM

****EXTENDED MID TERRACE PROPERTY**LOUNGE**EXTENDED DINING KITCHEN**DOWNSTAIRS WC**THREE BEDROOMS**UPSTAIRS
BATHROOM**FRONT AND REAR GARDENS****



Entrance Porch

Ceiling light point, meter cupboard and door to hallway

Entrance Hall

Two ceiling light points, and radiator.

Downstairs Cloakroom

Low level w.c., wall sink, ceiling light point and extractor fan.

Lounge

Double-glazed bow window to front, radiator, two ceiling light points, carpet and media wall.

Kitchen/Dining Room

Two double-glazed windows to rear, door to rear garden, three ceiling light points, radiator, cupboards, drawers and base units, roll top work surface, sink and drainer with mixer tap, gas point, door to utility cupboard with central heating boiler and plumbing for washing machine.

Landing

Loft access, ceiling light point and storage cupboard.

Bedroom One

Double-glazed window to front, radiator, ceiling light point, built in cupboard.

Bedroom Two

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

Bedroom Three

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

Bathroom

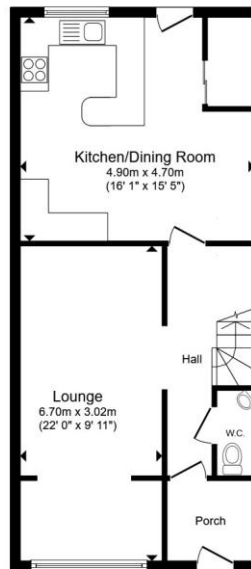
Double-glazed window to front, heated towel rail, ceiling light point, panelled bath with shower over, low level w.c., wall sink and tiled walls.

Rear Garden

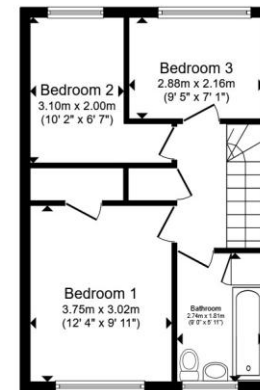
Paved patio area, enclosed by mature shrubs and fencing with rear gate access.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead. We believe this property to be of a NON-STANDARD CONSTRUCTION - we advise all potential purchase to complete their own research to the suitability of the property.



Ground Floor



First Floor

Total floor area 92.6 m² (997 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

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Otter Croft, Shard End BIRMINGHAM

- EXTENDED MID TERRACE PROPERTY
- LOUNGE
- EXTENDED DINING KITCHEN
- DOWNSTAIRS WC
- THREE BEDROOMS

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

offers over

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB112492 - 0004

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0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



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