

**A DELIGHTFUL TWO/THREE BEDROOM TERRACE HOME
IN POPULAR LOCATION**



**32 SHIRLEY ROAD
COTTERIDGE
BIRMINGHAM
B30 2JA**

- Excellent location close to Cotteridge, Stirchley and to Cotteridge Park
- Two delightful living rooms
- Enlarged Fitted Kitchen and ground floor bathroom
- Two bedrooms plus office/ nursery and first floor shower room
- Attractive garden

Offers around £245,000

A delightful two bedroom terrace home with additional study/ nursery in Cotteridge close to all local amenities, good transport links into the City and beyond, close to Cotteridge School and access to Cotteridge Park. The house has been improved and is well presented and viewing is highly recommended to appreciate the accommodation on offer including a bathroom on the ground floor and shower room upstairs. Gas fired central heating, double glazing, enlarged kitchen and an attractive rear garden.

THE ACCOMMODATION COMPRISES

APPROACH set off the road with an neat enclosed front garden with walling leading to the entrance door.

VESTIBULE ENTRANCE with a panelled front door, tiled floor and inner panelled door to the hall.

ENTRANCE HALL with a radiator, Store cupboard off under the stairs and doors to the living rooms.

FRONT LIVING ROOM 12' 9" (into bay) x 8' 8"

An attractive room with double glazed bay window to the front, radiator, moulded cornices, painted floorboards and shelving to one alcove.



ATTRACTIVE SITTING ROOM 11' 1" x 12' 0"

upvc double glazed window to the rear, tall column radiator, doors to the stairs and kitchen.

SPACIOUS FITTED KITCHEN 12' 10" x 8' 5" (maximum)

upvc double glazed window to the side, fitted with a range of base units with work surface over, inset composite single drainer one and half sink, gas cooker point, space and plumbing for washing machine, appliance space, wall cupboards and door to the rear lobby.



REAR LOBBY with shelved recess, double glazed door to the garden and door to the bathroom.

BATHROOM/ WC fully tiled and with a suite of panel bath with shower attachment and shower screen, pedestal wash basin, low level WC, radiator and double glazed window with obscure glass.



FIRST FLOOR

Landing area with doors off to:-

BEDROOM ONE 11' 2" x 12' 1" with a two double glazed windows to front and radiator.

BEDROOM TWO 11' 0" x 8' 11" with a double glazed window to rear, radiator and built in storage cupboard leading off.

STUDY/ NURSERY 6' 11" x 6' 4" with radiator and double glazed window.

SHOWER ROOM with a corner shower enclosure with mixer shower, wash basin and low level WC, extractor fan and double glazed window with obscure glass.



OUTSIDE

REAR GARDEN A laid out enclosed rear garden area with paved and decked patio area, fencing to boundaries.



GENERAL INFORMATION

TENURE We are informed the property is Freehold.
VIEWING By prior appointment with Oakton Estates on 0121 459 9641
EPC 'C69'
COUNCIL TAX Band 'B' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.