Pointons
independent estate agents



Alderpits Road, Shard End
Birmingham B34 7RP
Offers Over £245,000

Freehold - Birmingham Council Band: B - EPC: C

* NO UPWARD CHAIN *

Nestled on Alderpits Road in Shard End, Birmingham, this charming house offers a delightful blend of comfort and practicality. Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The extended kitchen is a standout feature, offering plenty of space for culinary creativity and family gatherings.

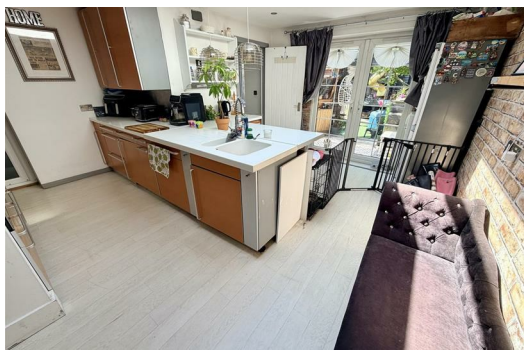
This home boasts three well-proportioned bedrooms, ensuring that everyone has their own personal retreat. The bathroom is conveniently located, and there is also a guest cloakroom for added convenience.

For those with hobbies or a need for extra storage, the large garage/workshop is a fantastic addition, providing versatility and ample space for tools, equipment, or even a creative workspace. Parking is made easy with space for one vehicle, ensuring that you have a secure spot right at your doorstep.

Overall, this property on Alderpits Road presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the comforts of a well-designed home.







Entrance
Via double glazed entrance door leading into:

Entrance Hall
Radiator, wooden laminate flooring, stairs to first floor landing, doors to:

Lounge
13'0" x 11'6" (3.96m x 3.50m)
Double glazed window to front, wood burner in chimney and radiator.

Snug
9'4" x 8'3" (2.85m x 2.52m)
With sunken ceiling spotlights, opening through to:

Dining Area
8'4" x 7'2" (2.53m x 2.18m)
Radiator, opening into:

Kitchen Area
15'0" x 16'1" (4.57m x 4.91m)
Fitted with a matching base and eye level units with worktop space over, 1+1/4 bowl sink with single drainer and mixer tap, plumbing for washing machine, eye level electric fan assisted double oven, five ring induction hob, skylight, double glazed double doors to garden, doors to side entry and further door to:

Store Room
7'8" x 8'8" (2.34m x 2.63m)
Currently being used as a salon, double glazed door to garden, door to:

Cloakroom
2'9" x 2'11" (0.85m x 0.90m)
Low-level WC.

Side Entry
Door leading back to front

Landing
5'9" x 6'9" (1.76m x 2.07m)
Doors to:

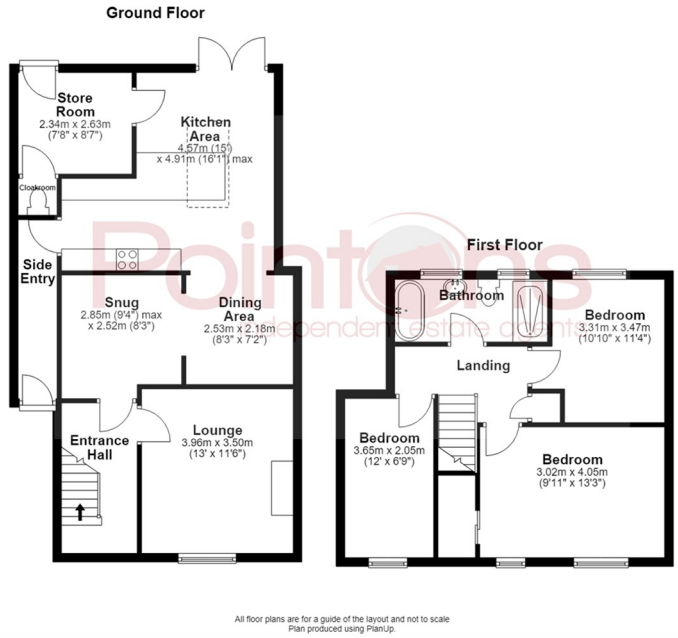
Bedroom
9'11" x 13'3" (3.02m x 4.05m)
Two double glazed windows to front, radiator, sliding door to storage cupboard with access to loft space:

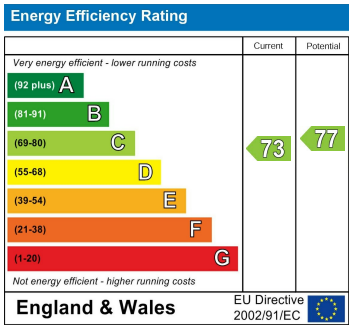
Bedroom
10'10" x 11'5" (3.31m x 3.47m)
Double glazed window to rear, radiator.

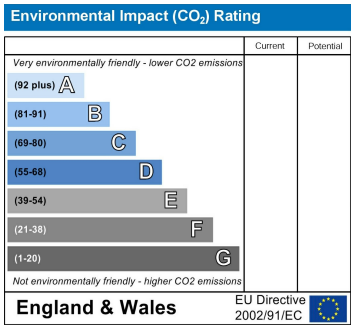
Bedroom
12'0" x 6'9" (3.65m x 2.05m)
Double glazed window to front, radiator.

Bathroom
5'2" x 11'4" (1.58m x 3.45m)
Fitted with four piece suite with comprising, deep panelled bath, vanity wash unit with cupboard under and mixer tap, double shower enclosure and low-level WC, tiled splashbacks, shaver point, two obscure double glazed windows to rear.

Outside
To the rear is an enclosed garden lawn, patio area, shed and access to a large workshop / garage area. To the front is a driveway providing parking and access to the entrance.













COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

The Property Ombudsman

www.pointons-group.com