

**A TRADITIONAL THREE BEDROOM LARGER THAN AVERAGE  
TERRACE HOME WITH ORIGINAL CHARACTER  
IN A POPULAR LOCATION**



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

- Excellent location close to Cotteridge, Stirchley and to Cotteridge Park
- Entry house with extra first floor space
- Two living rooms, kitchen and ground floor bathroom with shower
- Three good bedrooms with original fireplaces, first floor WC
- Plenty of potential to improve and enhance

**Offers around £195,000 stc**

A delightful three bedroom terrace home in Cotteridge close to all local amenities, good transport links into the City and beyond, adjacent to Cotteridge School and access to Cotteridge Park. The house enjoys the benefit of extra space on the first floor as the accommodation spans the entry and offers spacious bedrooms with original fireplaces. The house retains much original character with double glazing and central heating, offering the opportunity to improve and modernise to create a spacious traditional home and sold with no upward chain.

#### THE ACCOMMODATION COMPRISES

**APPROACH** set off the road with an neat enclosed front garden with blue brick pathway leading to the entrance.

**ENTRANCE HALL** With a upvc double glazed entrance door and glazed inner door to the living room

#### **FRONT LIVING ROOM 13' 1" (into bay) x 12' 1"**

central heating radiator, marble hearth and gas fire, uPVC double glazed bay window to the front.

#### **REAR RECEPTION ROOM 11' 1" x 12' 0"**

Entered via a lobby area with understairs cloaks cupboard leading off, upvc double glazed window to the rear, central heating radiator, wooden fire surround with gas fire, original built in dresser unit to one alcove, doors to the stairs and kitchen.

#### **FITTED KITCHEN 11' 9" x 6' 6"**

upvc double glazed window to the side, single drainer stainless steel sink, base cupboards and worktop, space and plumbing for washing machine, side door to the garden. Pantry Cupboard off with shelving and upvc window. Door to Inner Lobby with store cupboard off and upvc double glazed window and door to

#### **BATHROOM**

With a white suite of panel bath, wash basin on vanity unit, low level flush WC, corner shower enclosure being tiled with a 'Triton' electric shower, double radiator and upvc double glazed side window.

#### **FIRST FLOOR**

Landing area with access to the roof space. Doors off to:-

**BEDROOM ONE 11' 3" x 15' 10"** a really spacious main bedroom with two upvc double glazed windows to front, central heating radiator and original bedroom fireplace.

**BEDROOM TWO 11' 2" x 12' 9"** a second spacious bedroom with a upvc double glazed window to rear, central heating radiator, built in storage cupboard and original bedroom fireplace.

**BEDROOM THREE 9' 8" x 6' 6"** with central heating radiator, upvc double glazed window and original bedroom fireplace.

## OUTSIDE

**REAR GARDEN** approached from a blue brick yard area with a right of way crossing and a pleasant lawned garden with borders and fencing to the boundaries.



Total area: approx. 90.0 sq. metres

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. The services, systems and appliances, have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

24 Shirely Road, Birmingham

## GENERAL INFORMATION

**TENURE** We are informed the property is Freehold.

**VIEWING** By prior appointment with  
Oakton Estates on 0121 459 9641

**EPC** D 58

**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.