



FIRST FLOOR LANDING

Carpeted, access to storage, ceiling light point, loft access, doors to:

BEDROOM ONE

Two front facing double glazed windows, radiator, carpeted, ceiling light point, power points.

BEDROOM TWO

Rear facing double glazed window, ceiling light point, carpeted, power points, radiator.

BEDROOM THREE

Front facing double glazed window, carpeted, sliding mirror fronted fitted wardrobe, radiator, power points, ceiling light point.

BEDROOM FOUR

Rear facing double glazed window, carpeted, sliding mirror fronted fitted wardrobe, radiator, power points, ceiling light point.

BEDROOM FIVE

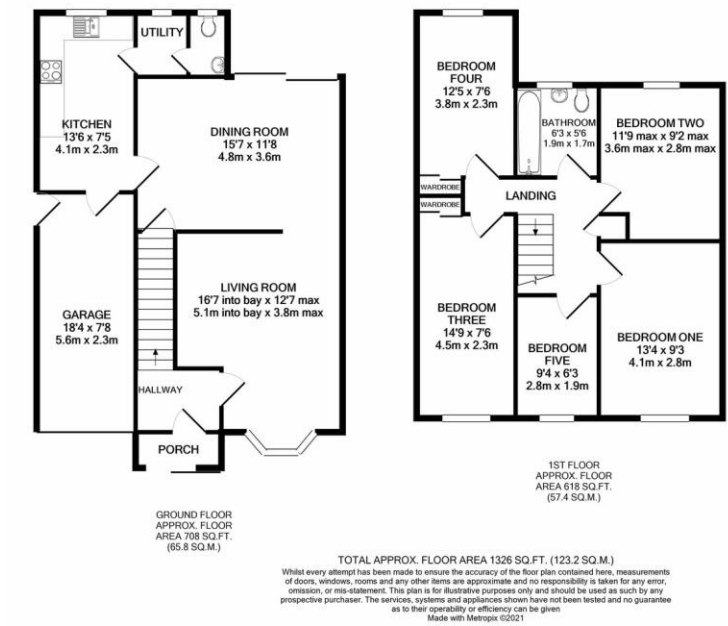
Front facing double glazed window, power points, radiator, carpeted, ceiling light point.

BATHROOM

Rear facing obscure double glazed window, matching suite of bath with electric shower above and splash screen, with low level WC and contemporary floating sink, fully tiled, wall mounted heated towel rail, ceiling light point.

GARDEN

Well maintained and predominantly laid to lawn with paved patio area, flower beds to borders and fencing to boundaries, with side gate offering front access.



James *Laurence* TM
Sales and Lettings

8, Shandon Close
Birmingham, B32 3XB

- Five bedrooms
- Detached family home
- Garage
- Two reception rooms

Offers Over £415,000

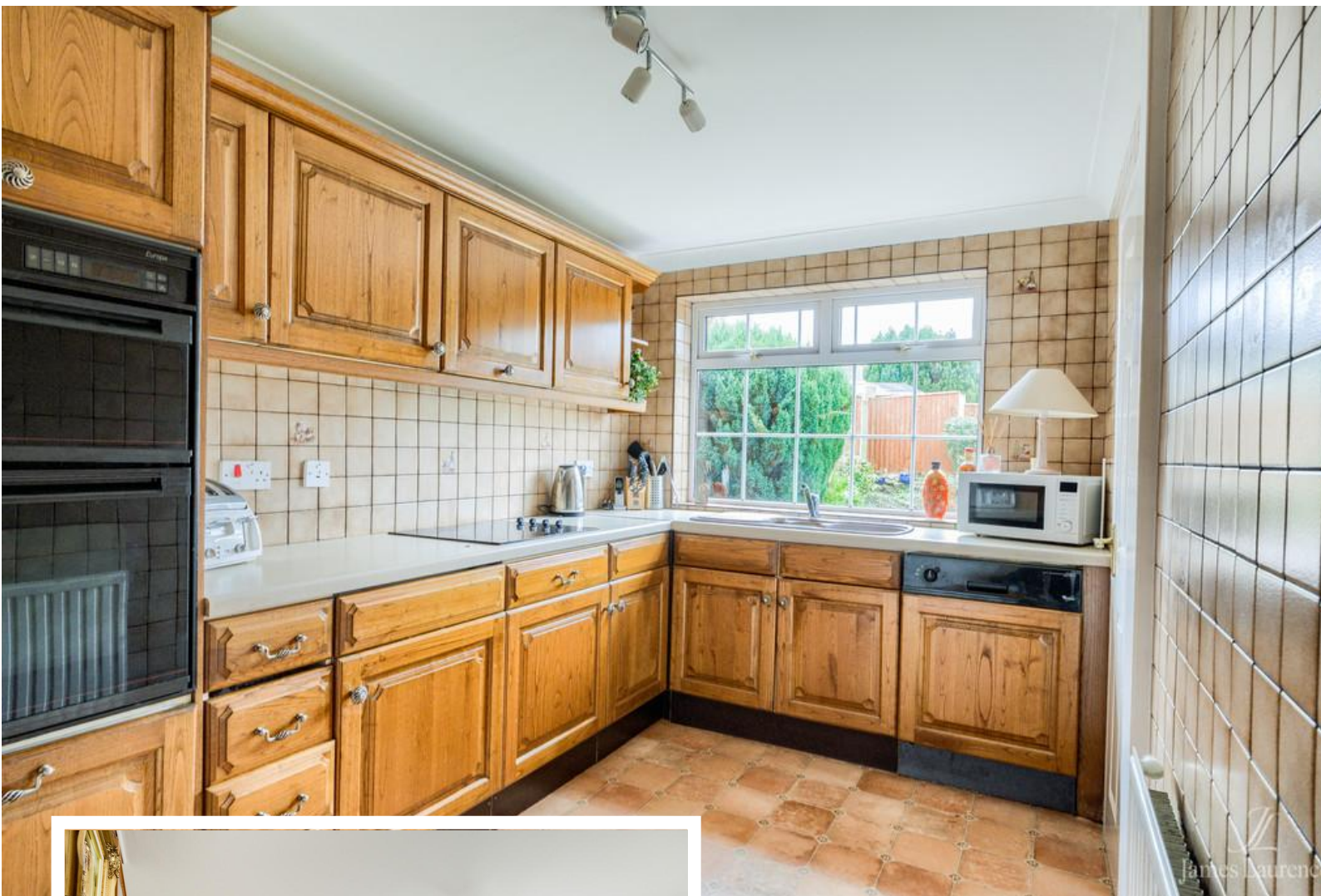


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

8, Shandon Close, Birmingham, B32 3XB



Property Description

PROPERTY

A fantastic and rare opportunity to purchase an extended five bedroom Family home in a convenient cul de sac location. The property offers over 1300 sq ft of accommodation, including entrance porch, two reception areas, separate extended kitchen with luxuries of adjacent utility and downstairs WC on the ground floor with a modern bathroom upstairs complimented by well proportioned bedrooms.

Further internal features include double glazing-including sliding patio doors, gas central heating with newly installed boiler, and integral garage. Externally, the property boasts welcoming driveway and lawn area, with a private and easy to maintain garden to the rear, a size befitting the style. Shandon Close is an quiet cul de sac off Dunnigan Road, on the cusp of Harborne, close to the amenities of Quinton and Harborne village with a plethora of independent eateries coffee shops and recreational facilities. This includes two golf courses almost on the doorstep and easy access to the Queen Elizabeth hospital, whilst weekly shopping amenities such as Asda is only a short walk away.



Excellent educational resources from Outstanding rated local nurseries and good local primary schools through to Harborne Academy and King Edwards schools are within a short commute.

Offered with no upward chain.

APPROACH

Brick paved front driveway, with laid to lawn garden, side gate to rear garden, up ad over door to garage and door to:

PORCH

Double glazed sliding door, tiled floor, door to:

HALLWAY

Ceiling light point, radiator, power point, alarm panel, thermostat control, carpeted hall and stairs to landing, door to living room.

LIVING ROOM

Front facing double glazed window, three recessed ceiling downlighters, carpeted, ceiling coving, two radiators, power points, TV point, gas fire with wooden mantle surround, opening to dining area.

DINING ROOM

Sliding double glazed patio doors to garden, radiator, two ceiling light points and ceiling coving, power points, access to under stairs storage, door to kitchen.

KITCHEN

Wall and base units, roll worktop surfaces with one and a half bowl sink with draining area and mixer tap above, tiling to splash back areas, integrated appliances of double oven, fridge and four ring electric 'CDA' hob and extractor above, plus 'Whirlpool' dishwasher. Also featuring radiator, ceiling light point with four spot tracker, power points, double glazed window with rear aspect, doors to garage, side access and utility.

UTILITY

Double glazed window, plumbing for washing machine, radiator, ceiling flush light. Door to WC.

WC

Obscure glazed window, low level WC, corner sink, ceiling flush light.

GARAGE

Ceiling strip light, power supply, up ad over door, new 'Atag' boiler.