PRIME ESTATES
INDEPENDENT ESTATE AGENTS

Pear Tree Road, Shard End, Birmingham, B34 6RZ
Offers Over £240,000



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** IMMACULATE THROUGHOUT ** RE-FURBISHED IN LAST FIVE YEARS ** NO WORK NEEDED **

If you are looking for a property that requires no work then look no further than this lovely THREE BEDROOM (all rooms are able to accommodate a double bed) mid-terrace property. The property currently offers a Creteprint cobblestone effect front garden (no dropped kerb but could be added at a later date) shared enclosed side entrance area, private front door leading to the entrance hallway, THROUGH LOUNGE/DINING ROOM, modern fitted kitchen, built-in side entrance area leading to a new addition in July 2026 UTILITY AREA and a DOWNSTAIRS WC. To the first floor there are THREE DOUBLE BEDROOMS, and a MODERN FAMILY BATHROOM. the property also has an easy to maintain decent size rear garden for socialising or a family to play. There is no work required - please read the further information in our main details to understand the depth of the work this property has already received from purchase. Energy Efficiency Rating:- C

Front Garden

Low wall border to one side, open border to the other side of the cobblestone effect Creteprint front garden area with a matching Creteprint pathway incorporated. Opening to the shared side entrance/bins store with the neighbouring property which also gives access to the private entrance door directly into the built in side entrance/utility area. Canopy over the front double glazed door providing shelter from the elements and allowing access to:-

Entrance Hallway

11'3" x 5'8" (3.43m x 1.73m)

Stairs rising to the first floor landing area with a wooden style bannister and decorative iron effect spindles below, the space below the stairs is an open space creating a nice open feeling. Radiator, spotlights inset to the ceiling area, storage cupboard housing the utility meters and fuse box. Decorative wood design panelling to the wall situated under the stairs, and doors/openings to:-

Through Lounge & Dining Room

21'7" x 11'3" max 8'9" min (6.58m x 3.43m max 2.67m min)

Lounge Area:- Double glazed window to the front, radiator, and a wooden style fire surround with stone effect back over hearth and an electric fire inset. Wood effect flooring continuing through to the Dining Area:- Radiator, double glazed windows at matching height and to either side of the double French doors allowing access to/from the rear garden area.

Kitchen

9'8" x 8'3" (2.95m x 2.51m)

Modern style grey effect shaker style wall mounted and floor standing base units with a butchers block effect work surface over and matching up-stands instead of a tile. The work surface incorporates a one and a half sink and drainer unit with an extendable mixer tap over. Appliance built in consist of an under unit electric oven with an electric Cooke & Lewis hob over, and a modern high gloss black effect extractor above. There is a further integral under unit fridge, spotlights inset to the ceiling, wood effect flooring, Double glazed window to the rear and a secure door to the side allowing access to:-

Built in Side Entrance

12'6" x 5'10" max 2'11" min (3.81m x 1.78m max 0.89m min)

Double glazed door to the front giving direct access to/from the front shared open entrance area, further double glazed door to the side allowing access to the rear garden area. Internal door to the rear into:-

Utility Room

7'1" x 4'6" + 4'10" x 3'10" (2.16m x 1.37m + 1.47m x 1.17m)

Work surface to one wall with plumbing below for white goods, spotlights inset to the ceiling, and double glazed windows to the side and to the rear. Internal door giving access to:-

Downstairs WC

4'9" x 2'4" (1.45m x 0.71m)

Suite comprised of a low flush WC and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Spotlights inset to the ceiling, and a double glazed window to the side.

FIRST FLOOR

Landing

The wooden style banister with decorative iron design spindles continues onto the landing area, spotlights inset to the ceiling and a hatch area giving access to the partially boarded loft with a light and pull down ladder for access. Storage cupboard and doors to:-

Bedroom One

14'4" x 9'10" (4.37m x 3.00m)

Double glazed window to the front, spotlights inset to the ceiling area, radiator, and a built in wardrobe/storage situated over the stairs.

Bedroom Two

11'7" max 9' min x 11'4" max 8'8" min (3.53m max 2.74m min x 3.45m max 2.64m min)

Double glazed window to the rear, radiator and spotlights inset to the ceiling area.

Bedroom Three

12' x 7'10" max 6'8" min (3.66m x 2.39m max 2.03m min)

Double glazed window to the front, alcove to one side of the front window area, radiator, spotlights inset to the ceiling and an open access built in storage area situated over the stairs area.

Bathroom

9' x 5'6" (2.74m x 1.68m)

Modern style suite comprised of a panelled bath with a shower screen to the side and a concealed control boiler fed shower over with the benefit of a rainfall shower and detachable shower. Concealed flush WC, and a wall mounted designer style wash hand basin with concealed plumbing for the mixer tap situated over the basin area. Tiling to the walls with a chrome effect trim, tile effect flooring, and a modern style wall mounted extractor. Grey flat design vertical column radiator, light up mirror over the wash basin, spotlights inset to the ceiling and two double glazed windows to the rear

OUTSIDE

Rear Garden

Fence perimeters surrounding a private garden consisting of









a paved patio area with decorative stone edging leading to a garden laid mainly to lawn with decorative flower bed borders to either side and to the rear. Further paved patio area to one side providing a hardstanding seating area or place for a storage shed/box and an outside tap.

FURTHER INFORMATION

Vendor advises this is a South Facing rear garden
The property has received the following within the last 5 years:-
New wiring throughout with new sockets including USB's, and lighting
Boiler installed, radiators installed and full service to date
Emergency stop for water - as well as stop cock - just much easier to find and operate
Loft half boarded, light and pull down ladder
Downstairs windows and upstairs bathroom window replaced
Property was taken back to brick and re-plastered throughout
WC and Utility Area added July 2026

Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

OfCom Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2 Good outdoor and variable in-home
3 Good outdoor, and in-home
Vodafone Good outdoor and variable in-home

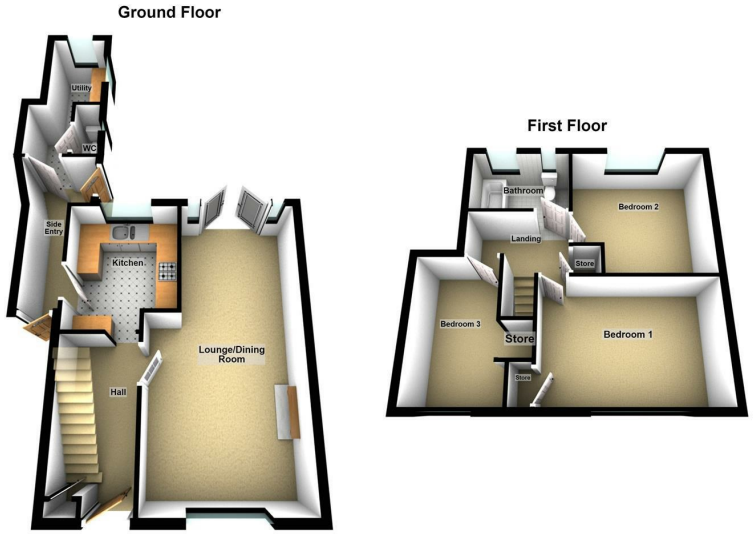
Performance across your postal district

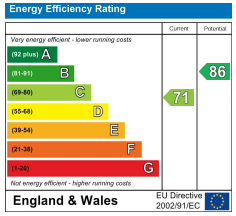
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

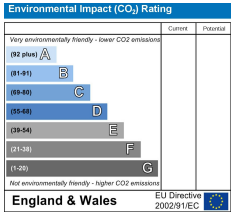
EE- 84%
O2 78%
Three 82%
Voda 80%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 15 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good







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