



**101 Shard End Crescent, Birmingham, B34 7AE**  
**Asking price £145,000**



Great investment opportunity!

A fantastic opportunity to purchase this well-presented two-bedroom flat, perfectly positioned with local shops literally on your doorstep, offering unbeatable convenience for everyday living.

The property comprises a bright and spacious lounge, a fitted kitchen with ample storage, two generously sized bedrooms, and a modern bathroom. The layout is both practical and comfortable, making it ideal for first-time buyers, downsizers, or buy-to-let investors.

The property also benefits from allocated parking, providing secure and convenient off-road parking.

With shops, amenities, and bus routes all within immediate walking distance, and excellent transport links to Birmingham city centre and surrounding areas, this property offers a superb lifestyle location as well as strong rental potential.

