

# Barratt Last

ESTATE AGENTS

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LILLINGTON GROVE, SHARD END, B34 7PZ  
£170,000 FREEHOLD

- Freehold End Terrace Residence
- Two Double Bedrooms
- Double Glazing
- Bathroom With Shower
- Cul-de-Sac Location
- Gas Central Heating
- Fitted Kitchen (including oven & Hob)
- Good Sized Rear Garden Overlooking School Playing Fields

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A Freehold centrally heated, double glazed End Terrace residence situated in a Cul-de Sac location.

The property benefits from:- Hallway, through Lounge, Fitted Kitchen including oven and hob, Covered Side Entrance, Two Double Bedrooms, Bathroom with shower and a good sized rear garden.

## GROUND FLOOR

### Canopy Porch Entrance

#### Hallway

Central heating radiator, recess understairs, meter cupboard.

#### Through Lounge/Dining Room

23' 11" x 11' 4"

Double glazed window to fore, central heating radiator.

#### Fitted Kitchen

9' 1" x 6' 2"

Matching fitted base and wall units, roll edge work surfaces, 'built-in' oven and 4-ring ceramic hob unit, single drainer stainless steel sink, tiled splashbacks, double glazed window to rear, central heating radiator, door leading to:-

#### Covered Side Entrance

Doors to front and rear gardens, store room off.

## FIRST FLOOR

#### Landing

2 store cupboards, one of which houses the 'Vaillant' gas fired combination central heating boiler, loft access.

#### Bedroom 1

14' 8" x 9' 11"

Two double glazed windows to fore, central heating radiator.

#### Bedroom 2

12' 9" x 11' 5"

Double glazed window to rear, central heating radiator.

#### Bathroom

Panelled bath with 'Triton' over bath shower fitted, pedestal wash hand basin, low flush WC, part tiled walls, double glazed window, central heating radiator.

## OUTSIDE

#### Gardens

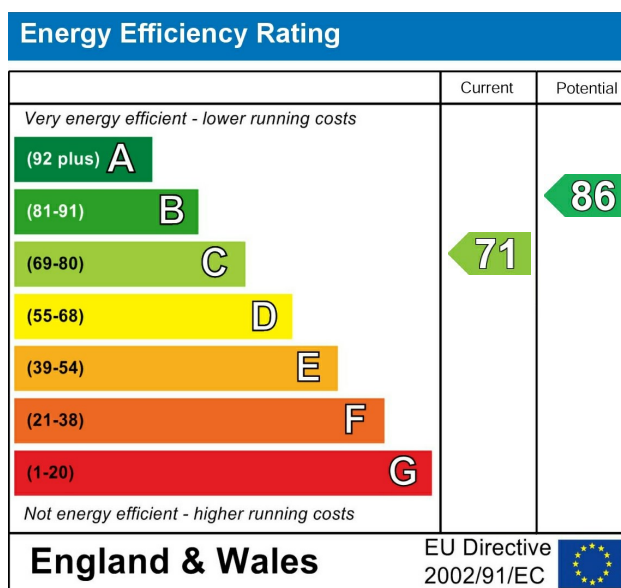
Paved frontage.

Good sized rear garden with patio, fenced lawn area and brick built store, overlooking school playing fields.

## ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however, interested parties should verify this information with a legal representative.

Council Tax - Tax Band B - Birmingham City Council.



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