

Barratt Last

ESTATE AGENTS

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18 HOLLYBERRY CROFT, SHARD END, BIRMINGHAM, B34 7DS
£220,000 FREEHOLD

- Well Presented Freehold Mid-Terraced
- Re-fitted Kitchen & Bathroom
- Double Glazing
- Multiple Car Parking Facility
- 3 Bedrooms
- Central Heating
- Energy Saving Solar Panels (owned not Leased)
- Internal Viewing Strongly Recommended

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
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A list of Directors is available for inspection at registered office.



A very well presented Freehold, 3 Bedroomed Mid-Terraced residence which must be viewed internally to be fully appreciated. Situated in a cul-de-sac location, the centrally heated and double glazed property is set back behind a block-paved driveway providing a multiple car parking facility to the fore.

The layout is as follows:- Hallway, Through Lounge/Dining Room, fitted Kitchen (including integrated appliances), covered Side Entrance with 2nd W.C. off, 3 Bedrooms (wardrobes in each), re-fitted and fully tiled Bathroom, security alarm and enclosed rear garden.

GROUND FLOOR

Canopy Porch Entrance

Double glazed front door.

Hallway

Laminate floor covering, central heating radiator, meter cupboard, understairs store cupboard.

Through Lounge/Dining Room

21' 10" x 11' 4"

Double glazed window to fore, 2 central heating radiators, double French doors to rear garden.

Fitted Kitchen

9' 6" x 6' 3"

Modern fitted base and wall units, worksurfaces and matching splashbacks, single drainer sink, built-in double oven and 4 ring ceramic hob unit with cylindrical cooker hood air extractor fan above, integrated microwave and dishwasher, double glazed window to rear, tiled floor covering, double glazed door to:-

Covered Side Entrance

Doors to front and rear gardens, store room off with plumbing for domestic appliances. 2nd W.C. off with window and tiled floor covering.

FIRST FLOOR

Landing

Central heating radiator, cupboard housing 'Worcester' combination gas fired central heating boiler, access to part boarded and insulated loft area with pull-down ladder and light.

Bedroom 1

12' 5" x 9' 8"

Double glazed window to fore, laminate floor covering, full height fitted wardrobes to one wall, additional built-in wardrobes, central heating radiator.

Bedroom 2

11' 3" x 9' 4"

Double glazed window to rear, full height fitted wardrobes to one wall, central heating radiator.

Bedroom 3

12' 0" x 8' 3"

Double glazed window to fore, laminate floor covering, built-in wardrobes, central heating radiator.

Re-fitted Bathroom

Fully tiled walls, panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush w.c., shower cubicle with glazed screens and 'Mira' shower fitment, chrome central heating radiator, 2 double glazed windows, tiled floor covering, sunken spot light fittings to ceiling.

OUTSIDE

Gardens


Block-paved driveway to fore providing a multiple car parking facility.

Enclosed rear garden with patio, lawn, water tap, tool store and screen fencing.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend that you have this information verified by a Legal Representative.

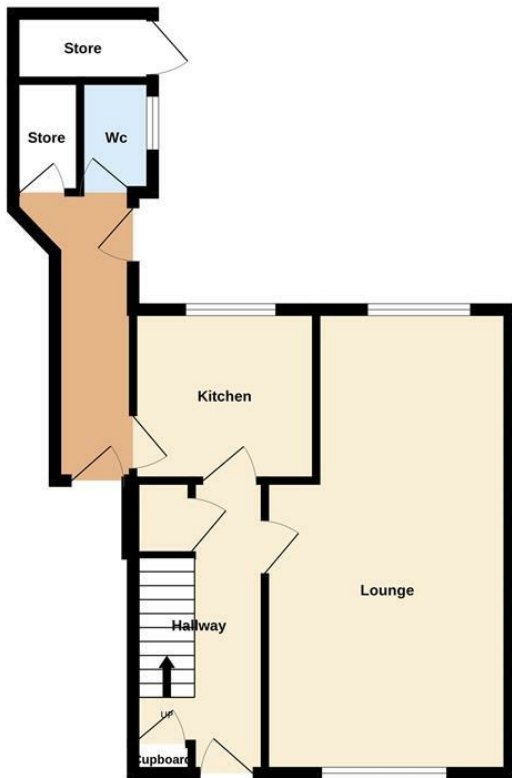
Council Tax - Band A - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



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Measurements are approximate. Not to scale. Illustrative purposes only
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