

# Barratt Last

ESTATE AGENTS

0121 776 5744



**31 GILWELL ROAD, SHARD END, B34 7NN**  
**£185,000 FREEHOLD**

- Freehold Mid-Terrace Residence
- Gas Central Heating
- Modernisation Required
- Three Bedrooms
- Off-Road Parking to Fore
- No On-Going Chain

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.  
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.  
A list of Directors is available for inspection at registered office.



A Freehold, centrally heated, 3 Bedroomed, Mid Terraced property requiring some modernisation. The property briefly comprises:-  
Hallway, Through Lounge/Dining Room, Kitchen, 3 Bedrooms, Family Bathroom, Gardens Including Off Road Parking To The Fore.

The property is being sold with No Upward Chain.

## GROUND FLOOR

### Canopy Porch Entrance

#### Hallway

Gas central heating radiator, meter cupboard, recess under the stairs.

#### Through Lounge/Dining Room

25'11" x 11' 7"

Windows to front and rear, gas central heating radiator, stone feature fireplace with gas fire fitted.

#### Kitchen

10' 5" x 9' 1"

Base and wall cupboards, roll edge work surfaces, single drainer stainless steel sink, tiled splashbacks, window and door to rear garden.

## FIRST FLOOR

### Landing

2 store cupboards, loft access.

### Bedroom 1

11' 7" x 10' 10"

Window to fore, gas central heating radiator.

### Bedroom 2

11' 8" x 9' 11"

Window to rear, gas central heating radiator.

### Bedroom 3

8' 0" x 7' 5"

Window to fore, 'Vaillant' combination gas fired central heating boiler, 'built-in' wardrobe.

### Bathroom

Panelled bath, pedestal wash hand basin, low flush W.C., part tiled walls, gas central heating radiator, window.

## OUTSIDE


### Gardens

Paved to front with 'off road' parking facility. At the rear, patio, lawn, screen fencing and tool store.

## ADDITIONAL INFORMATION

We are advised by the seller that the property is Freehold, however this information should be verified with a legal representative.

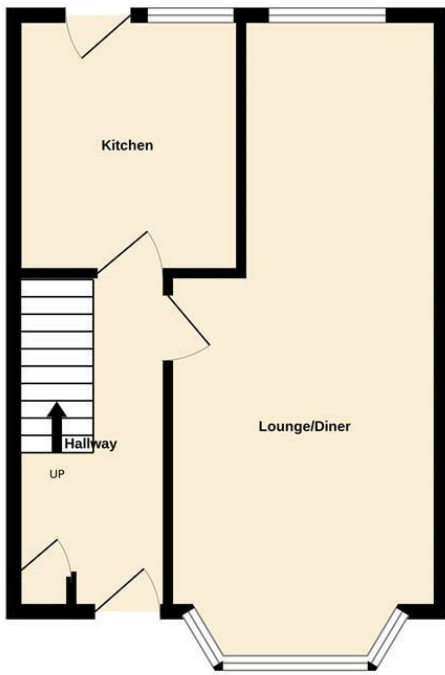
Birmingham City Council - Tax Band B.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

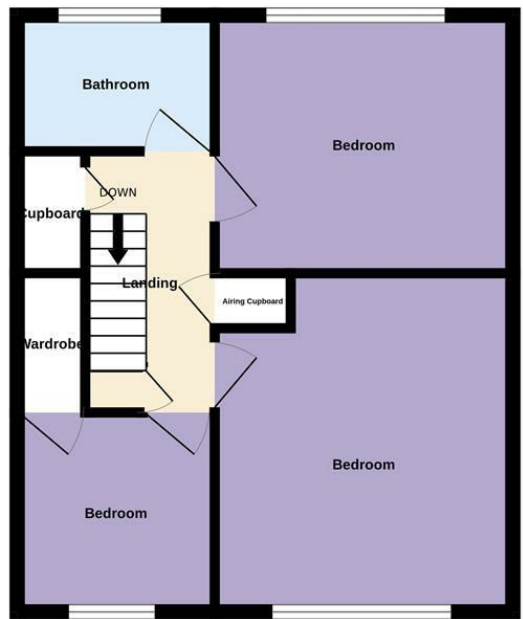
## HOME TO SELL?

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

Ground Floor



1st Floor



31 Gilwell Road B34 7nw

Measurements are approximate. Not to scale. Illustrative purposes only  
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