

# Barratt Last

## ESTATE AGENTS

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### KITSLAND ROAD, SHARD END, B34 7LJ

### £145,000 FREEHOLD

- Freehold End Terraced Bungalow
- Water Damage In Living Room Due To Defective Boiler
- Fully Tiled Bathroom With Shower
- Good size Rear Garden
- One Bedroom
- Fitted Kitchen
- Double Glazing
- Viewing Recommended

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A Freehold End Terraced Bungalow, which has suffered water damage in the living room due to a defective boiler.

The rear garden is a good size and adjoins allotments.

The accommodation briefly comprises:- Hallway, Lounge, Fitted Kitchen, One Bedroom and Fully Tiled Bathroom with Shower.

ALL ON GROUND FLOOR

Hallway

Wood effect flooring, meter cupboard.

Lounge

14'4" x 11'10" (4.37m x 3.61m)

Tiled floor covering, rear double glazed bay window, UPVC double glazed door to rear garden.

Fitted Kitchen

9'7" max x 7'4" max (walls taper) (2.92m max x 2.24m max (walls taper))

Fitted base units, work surface and breakfast bar, single drainer sink, 3 double glazed windows.

Bedroom

10'1" x 7'0" (3.07m x 2.13m)

(Leading off the Lounge)

Folding timber entrance door, double glazed window.

Re-fitted Bathroom

7'9" x 5'3" (2.36m x 1.60m)

Fully tiled walls, panelled bath with shower over, wash hand basin with store cupboards beneath, low flush w.c., double glazed window.

OUTSIDE

Gardens

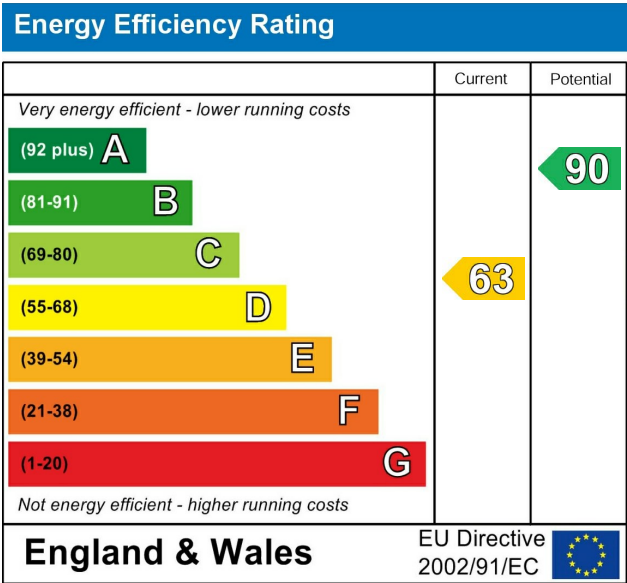
The property occupies a corner position at the end of a cul-de-sac being set back behind a lawned front garden.

A shared pathway leads to the front entrance of the bungalow and a gated side entrance to the other side gives access to the good size rear garden being screened by fencing and having timber decking and patio areas, lawn, Summer House, garden shed and further store with power and lighting, plumbing for domestic appliance, base and wall units. Gate to adjoining allotments.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all interested parties to have this information verified by a Legal Representative.

Council Tax - Band A - Birmingham City Council.



HOME TO SELL?

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## Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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