

Barratt Last

ESTATE AGENTS

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TYEBEAMS, SHARD END, B34 6UH
£197,000 FREEHOLD

- Modern Freehold Mid Terraced Residence
- Fitted Kitchen With Oven and Hob
- Double Glazing
- Off Road Parking To Fore
- Three Bedrooms
- Bathroom with Shower
- Gas Central Heating
- No On-going Chain

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A nicely presented Freehold Three Bedroomed Mid-Terraced residence being situated in a cul-de-sac and having 'off road' parking to fore. Gas central heating, double glazing, Enclosed Porch Entrance, Lounge, fitted Kitchen with built-in oven and hob, Family Bathroom with shower, gardens to front and rear.
No on going chain.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance door and matching double glazed sidelights, meter cupboard and storage cupboard, ceramic tiled floor.

Lounge

15'1" x 11'9"

Hardwood front entrance door, double glazed window to fore, central heating radiator, inset ceiling spotlights, coved ceiling, useful understairs store cupboard, ceramic tiled floor.

Fitted Kitchen

12'6 x 11'7" (max) x 8'5" (min)

Having a range of fitted base and wall units with rolled edged work surfaces over, single drainer stainless steel sink unit, complementary tiled splashbacks, built-in double oven, four ring gas hob and stainless steel cooker hood air extractor fan, plumbing for automatic dishwasher, ceiling fitted spotlights, double glazed French opening doors to the rear garden, ceramic tiled floor, wall mounted gas fired combination central heating boiler, stairs rising to the First Floor.

FIRST FLOOR

Landing

Access to loft.

Bedroom 1

10'1" (max) x 11'8"

Double glazed window to rear, central heating radiator.

Bedroom 2

8'9" (max) x 7'7"

Built-in store cupboard, fitted wardrobes with top boxes, central heating radiator, double glazed window to fore.

Bedroom 3

7'7" x 6'1" plus recess

Double glazed window to fore, central heating radiator, storage cupboard.

Bathroom

Modern white suite comprising:- panelled bath with shower over, vanity unit with inset wash hand basin and low flush w.c., central heating radiator, inset ceiling spotlights, fitted mirror, ceramic tiled floor and full height tiling to walls.

OUTSIDE

Gardens


The property is set behind an open plan lawned foregarden with tarmac driveway providing 'off road' parking.

Lawned rear garden with patio area, screen fencing and rear tradesman gate.

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 B - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(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	

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