# **Barratt Last**

### ESTATE AGENTS

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## 6 SARK DRIVE, SMITHSWOOD, B36 0NU £170,000 FREEHOLD

- Fully Re-furbished Freehold Mid-Terrace
- Radiator Central Heating & Double Glazing
- · 'Off road' Parking
- 'Bryant Wallframe' Non-traditional Construction
- Three Bedrooms
- Spacious Fitted Kitchen/Diner
- Electric Vehicle Charging Point
- · No On-going Chain

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Internal viewing is essential in order to fully appreciate this re-furbished Freehold Three Bedroomed Mid-Terrrace residence with gas fired radiator central heating, double glazing, Enclosed Porch Entrance, Hallway, spacious fitted Kitchen/Dining Room with built-in oven and hob, Bathroom with shower, gardens including 'off road' parking to fore and electric vehicle charging point. No on-going chain.

#### **GROUND FLOOR**

#### **Enclosed Porch Entrance**

UPVC panelled inner and outer entrance doors, laminate floor covering, useful store room off also with laminate flooring.

#### **Hallway**

Laminate floor covering, central heating radiator.

#### **Spacious Fitted Kitchen/Dinng Room**

11'9" x 8'6"

Double glazed window to fore, matching fitted base and wall units, work surfaces, single drainer stainless steel sink unit, built-in stainless steel oven and 4 ring ceramic hob unit with cooker hood air extractor fan over, laminate floor covering, central heating radiator, large store cupboard off housing the new electric consumer unit.

#### Lounge

17'0" x 12'2"

Carpet as laid, central heating radiator, double glazed window and double glazed French door to rear garden.

#### FIRST FLOOR

#### Landing

Large store cupboard off housing the 'Intergas' gas fired central heating boiler, carpet as laid.

#### **Bedroom 1**

11'11" max x 11'11"

Double glazed window to rear, central heating radiator, built-in wardrobe, carpet as laid.

#### **Bedroom 2**

11'6 max x 8'3"

Double glazed window to fore, central heating radiator, carpet as laid.

#### **Bedroom 3**

9'2" x 7'8"

Double glazed window to rear, central heating radiator, carpet as laid.

#### **Re-fitted Bathroom**

Modern white suite comprising:- panelled bath with mixer tap shower attachment over with two shower heads, wash hand basin with store cupboard beneath and low flush w.c., UPVC clad walls, air extractor fan, chrome central heating radiator, double glazed window, laminate floor covering.

#### **OUTSIDE**

#### Gardens

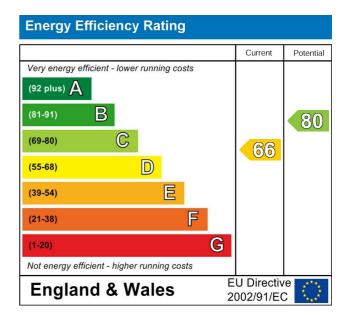
Block paved to fore providing 'off road' parking facility and there is an electric vehicle charging point to the front of the building.

The enclosed rear garden has screen fencing, patio, pathway and lawn with borders.

#### 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 - Solihull MBC.



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