

Barratt Last

ESTATE AGENTS

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

- Fully Re-furnished 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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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.



Internal viewing is essential in order to fully appreciate this re-furbished Freehold Three Bedroomed Mid-Terrace 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/Dinning 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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