

# Barratt Last

ESTATE AGENTS

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**BROWNFIELD ROAD, SHARD END, B34 7DY**  
**£230,000 FREEHOLD**

- Tastefully Appointed Freehold End Terraced
- Superb Open Plan Lounge & Fitted Kitchen (inc appliances)
- Central Heating & Double Glazing
- Large Block Paved Driveway To Fore
- Two Double Bedrooms
- Re-fitted Bathroom With Jacuzzi Bath & Cabin Jet Spa Power Shower
- Enclosed Rear Garden With Artificial Lawn
- Internal Viewing Recommended

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Internal viewing is strongly recommended at this much improved, Freehold, centrally heated, double glazed End Terraced residence. The property is situated in a popular road within easy reach of amenities. Comprising of:- Hallway, attractive open-plan Lounge/Fitted Kitchen (inc integrated appliances), Two Double Bedrooms, re-fitted Bathroom with Jacuzzi Bath and Cabin Jet-Spa Power Shower, large block paved driveway to fore providing multiple car parking facility and an enclosed rear garden with artificial lawn.

## GROUND FLOOR

### Front Entrance/Hallway

Two side double glazed windows, feature tiled flooring, recess understairs, meter cupboard.

### Attractive Open-Plan Lounge/Fitted Kitchen

21' 11" max x 17' 6" max

Lounge Area - Double glazed bay window to fore, feature tiled flooring, inset modern fan assisted fire to chimney breast, central heating radiator, double glazed French doors to rear garden.

Kitchen Area - Array of modern fitted base and wall units, ample worksurfaces, single bowl inset, integrated appliances include:- ceramic hob, oven and microwave, fridge-freezer and dishwasher, cupboard housing 'Baxi' gas fired central heating boiler, double glazed window, feature tiled flooring, double glazed door to:-

### Covered Side Entrance

## FIRST FLOOR

### Landing

Store cupboard, loft access.

### Bedroom 1

12' 7" x 9' 9"

2 double glazed windows to fore, central heating radiator, full height fitted wardrobes to one wall, additional 'built-in' wardrobe.

### Bedroom 2

11' 6" x 11' 5"

Double glazed window to rear, central heating radiator.

## Re-Fitted Bathroom

Fully tiled walls and floor covering, panelled bath with mixer tap shower attachment, wash hand basin set in corner vanity unit with store cupboard beneath, low flush w.c., cabin jet-spa power shower with glazed screens, 'Xpelair' air extractor fan, double glazed window.

## OUTSIDE

### Gardens

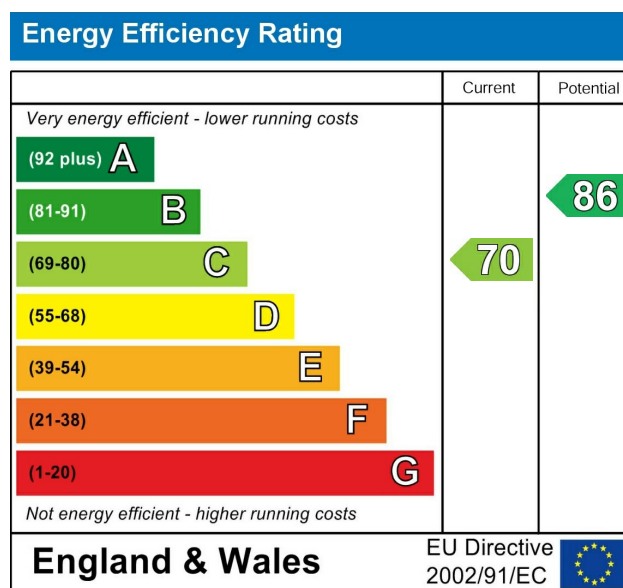
Large block-paved driveway to fore with low boundary wall surround providing a multiple car parking facility.

At the rear the garden has paved patio, outside water tap, artificial lawn and screen fencing.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise that this information is verified by a legal representative.

Council Tax - Band B - Birmingham City Council.



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