

# Barratt Last

ESTATE AGENTS

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**384 SHARD END CRESCENT, SHARD END, B34 7RG**  
**£220,000 FREEHOLD**

- Freehold Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Some Modernisation Needed
- Multiple Parking to Fore
- Double Glazing & Central Heating
- Conservatory
- 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.



## GROUND FLOOR

### Enclosed Porch Entrance

Sliding double glazed entrance door.

### Hallway

Hardwood front door, double glazed window, central heating radiator, recess understairs, meter cupboard with stairs leading from the hallway to the First Floor.

### Lounge

14'8" x 11'5"

Double glazed bay window to fore, fire surround, "coal effect" gas fire.

### Dining Room

9'7" x 9'5"

Central heating radiator, double glazed patio doors opening to :-

### Domed Rear Conservatory

Double glazed windows and double glazed doors to rear garden.

### Kitchen

11'3" x 8'10"

Base and wall cupboards, work surfaces, single drainer stainless steel sink unit, water meter, part tiled walls, central heating radiator, double glazed door to :-

### Covered Side Entrance

Doors to front and rear gardens, 2nd W.C. and store room off.

## FIRST FLOOR

### Landing

Giving access to the loft space.

### Bedroom 1

14'10" x 10'4"

Double glazed window to fore, central heating radiator

### Bedroom 2

14'1" max x 8'10"

Double glazed window to fore, central heating radiator, "built-in" wardrobes

### Bedroom 3

9'8" max x 8'5"

Double glazed window to fore, central heating radiator, "built-in" wardrobes.

### Shower Room

Part tiled/UPVC clad walls, pedestal wash hand basin, low flush W.C., free-standing shower area with shower fittings, shower curtain and rail, double glazed window, central heating radiator, cupboard housing "Worcester" combination gas fired central heating boiler

## OUTSIDE

### Gardens

The property is set well back behind a block-paved forecourt providing a multiple car parking facility.


At the rear the garden has artificial lawn, paved areas, shrub beds and screen fencing.

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## HOME TO SELL?

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