

Barratt Last

ESTATE AGENTS

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235 SHARD END CRESCENT, SHARD END
SHARD END, B34 7RE
£180,000 FREEHOLD

- Traditional Freehold Semi-Detached
- Two Double Bedrooms
- Central Heating
- Garage
- Some Upgrading Required
- Double Glazing (as specified)
- 2nd W.C.
- Good Size Gardens

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A Traditional Freehold Semi-Detached residence situated in a popular residential location. Some modernization is required. Gas fired central heating and double glazing (as specified). Enclosed Porch Entrance, Hall, Lounge, Kitchen, Utility Room with 2nd W.C. off, Two Double Bedrooms, Bathroom with Shower, Good Size Gardens to the front and rear.

GROUND FLOOR

Enclosed Porch Entrance

UPVC entrance door, side double glazed window panels.

Hall

Part glazed front door, central heating radiator, stairs leading off.

Lounge

13'9" x 11'2" (4.19m x 3.40m)

Double glazed bay window to front, central heating radiator, understairs store cupboard.

Kitchen

11'1" x 7'2" (3.38m x 2.18m)

Fitted base cupboards, single drainer stainless steel sink, work surfaces, central heating radiator, window, pantry off. Door to :

Utility

12'0" x 6'0" (3.66m x 1.83m)

Double glazed doors to rear garden, double glazed windows, plumbing for domestic appliances.

2nd Low Flush W.C.

Having window.

FIRST FLOOR

Landing

Side double glazed window, loft access.

Bedroom 1

11'9" x 11'3" (3.58m x 3.43m)

Double glazed bay window to front, central heating radiator, 'built-in' wardrobe housing 'Worcester' combination gas fired central heating radiator.

Bedroom 2

9'11" x 8'3" (3.02m x 2.51m)

Double glazed window to rear, central heating radiator.

Bathroom

6'9" x 5'7" (2.06m x 1.70m)

Fully tiled walls, panelled bath, 'Mira' overbath shower fitted, shower curtain and rail, pedestal wash hand basin, low flush w.c., double glazed window, tiled floor covering.

OUTSIDE

Side/Rear Garage

Good Size Gardens

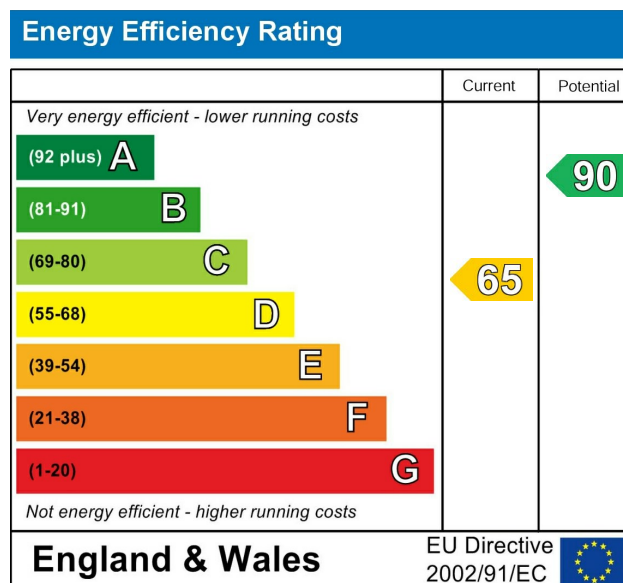
The property is set well back from the roadway behind a lawned front garden with a shared driveway to the side giving access to the porch entrance and side/rear garage.

At the rear, the garden extends approximately 85 feet with lawn, screen fencing and having a garden shed.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

Council Tax - Band B - Birmingham City Council.



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