

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**23 THISTLEDOWN ROAD, SHARD END, B34 7EG**  
**£225,000 FREEHOLD**

- Freehold Semi-Detached In A Popular Road
- Double Glazing
- Downstairs W.C.
- Two Double Bedrooms
- Central Heating
- Multiple 'Off Road' Parking Facility To Fore & Large Rear Garden

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: [sales@barrattlast.co.uk](mailto:sales@barrattlast.co.uk)

Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.  
Registered office: 301-303 Chester Road B36 0JG



Situated in a popular road close to amenities, this well presented Freehold, Semi-detached residence with a block-paved driveway to fore providing a multiple car parking facility, central heating, double glazing, Enclosed Porch Entrance, Hallway, Through Lounge, Fitted Kitchen, Side Utility with 2nd W.C., Two Double Bedrooms, Bathroom with shower, Separate W.C. and a good size rear garden.

## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed entrance doors.

### Hallway

Wood effect flooring, UPVC front door, side double glazed window, central heating radiator, meter cupboard, Recess understairs. Stairs with spindled balustrade leading from the hallway to the first floor.

### Through Lounge

22'7" x 11'5" max (6.88m x 3.48m max)

Double glazed window to fore, 2 central heating radiators, double glazed French doors opening to pleasant rear garden.

### Fitted Kitchen

8'3" x 8'2" (2.51m x 2.49m)

Matching fitted base and walls units, roll edge work surfaces, single drainer sink, 'built-in' oven and 4-ring ceramic hob unit with cooker hood air extractor fan above, complimentary tiled splashbacks, double glazed window, pantry off.

### Utility Room

10'2" x 7'4" (3.10m x 2.24m)

UPVC door to front, wood effect flooring, plumbing for domestic appliances, power and lighting. 2nd low flush W.C. off. Double glazed window and double glazed door to the rear garden.

## FIRST FLOOR

### Landing

Cupboard housing 'Worcester' combination gas fired central heating boiler, side double glazed window, access to part boarded, insulated loft area with light.

### Bedroom 1

14'4" x 9'9" (4.37m x 2.97m)

2 double glazed windows to fore, central heating radiator, 'built-in' wardrobes.

### Bedroom 2

11'10" x 11'5" (3.61m x 3.48m)

Double glazed window to rear, central heating radiator.

## Bathroom

5'7" x 5'0" (1.70m x 1.52m)

Fully tiled walls, panelled bath, 'Mira' over bath shower fitted, shower curtain and rail, wash hand basin with store cupboard beneath, double glazed window.

## Separate Low Flush W.C.

Double glazed window

## OUTSIDE

### Good Sized Gardens

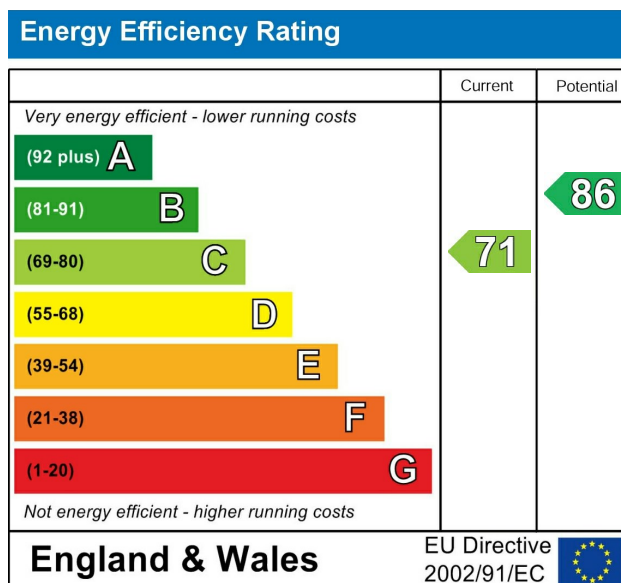
Block paved forecourt providing a multiple car parking facility.

The rear garden extends approximately 90 feet and has paved patio, lawn, shrubs, screen fencing, garden shed.

## 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.



## HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

## FIND US ON:

**rightmove**   
find your happy

**ZOOPLA**

**PrimeLocation.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.