

Barratt Last

ESTATE AGENTS

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37 RYTON GROVE, SHARD END, B34 7RS OFFERS OVER £205,000 FREEHOLD

- Freehold Three Bedroomed Mid-Terraced
- Central Heating
- Modernization Needed, Hence Guide Price
- Cul-de-Sac Location
- Double Glazing
- 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.
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A list of Directors is available for inspection at registered office.



A Freehold Three Bedroomed Mid-terraced residence in need of modernisation, hence the guide price. Radiator central heating, double glazing, Hall, Through Lounge, Kitchen, Covered Side Entrance With W.C. off, Bathroom with Shower, Separate W.C., front and rear gardens, cul-de-sac location. No On-Going Chain.

GROUND FLOOR

Canopy Porch Entrance

Hallway

Laminate floor covering, central heating radiator, meter cupboard, understairs store cupboard, stairs leading off.

Through Lounge/Dining Room

21'6" x 11'1" (6.55m x 3.38m)

Double glazed windows to fore and rear, central heating radiator.

Kitchen

9'10" x 8'3" (3.00m x 2.51m)

Base and wall cupboards (one of which houses 'Worcester' combination gas fired central heating boiler), roll edge work surfaces, single drainer sink, partially tiled walls, double glazed window.

Covered Side Entrance

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

FIRST FLOOR

Landing

Store cupboard, loft access.

Bedroom 1

12'6" x 10'0" (3.81m x 3.05m)

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

Bedroom 2

11'5" x 11'3" (3.48m x 3.43m)

Double glazed window to rear, central heating radiator.

Bedroom 3

11'11" x 8'1" (3.63m x 2.46m)

Double glazed window to fore, central heating radiator.

Bathroom

Fully tiled walls, panelled bath, 'Mira' over bath fitted shower, shower curtain and rail, pedestal wash hand basin, central heating radiator, double glazed window.

Separate Low Flush WC

Fully tiled walls, double glazed window.

OUTSIDE

Gardens

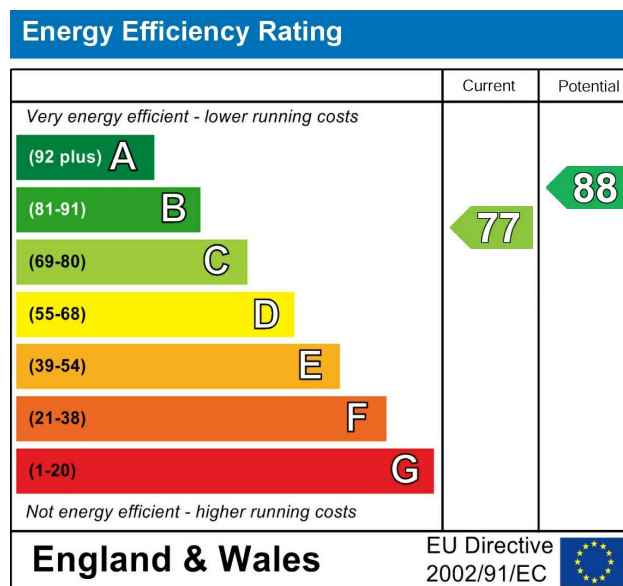
Block paved forecourt.

Good side rear garden has patio, lawn, shrubs and tool store.

ADDITIONAL INFORMATION

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

Council Tax - Band B - Solihull Metropolitan Borough Council.



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