

Barratt Last

ESTATE AGENTS

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32 MIDDLE LEAFORD, STECHFORD, B34 6HA
£220,000 FREEHOLD

- Well Presented Freehold End Terraced
- Fitted Kitchen/Dining Room (including appliances)
- Upstairs Shower Room
- Multiple 'Off-Road' Parking Facility to Fore
- Three Bedrooms
- Downstairs W.C.
- Central Heating & Double/Triple Glazing
- NO ON-GOING CHAIN

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A well presented Freehold Three Bedroomed End Terraced residence with gas fired radiator central heating, double and secondary glazing, block paved driveway to fore providing a multiple car parking facility, Enclosed Porch Entrance, Hallway, Guests Cloakroom/W.C. Lounge, fitted Kitchen/Dining Room (including appliances) Shower Room, well laid out rear garden and security alarm.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance door, meter and bin store cupboards.

Hallway

Central heating radiator, recess understairs.

Guests Cloakroom

Low flush W.C., wash hand basin with store cupboard beneath, window.

Lounge

14'8" x 11'9" (4.47m x 3.58m)

Double and secondary glazed windows to fore with fitted blinds, carpet as laid, central heating radiator, 'Adam' style fireplace.

Fitted Kitchen/Dining Room

17'10" x 11'9" (5.44m x 3.58m)

Matching base and wall units, roll edge work surfaces, single drainer sink, part tiled walls, integrated dishwasher, central heating radiator, double glazed window. Sliding double glazed patio doors with fitted vertical blinds opening to the rear garden, free-standing gas cooker, cooker hood air extractor fan, washing machine, integrated fridge/freezer, two storage cupboards, tiled and wood effect floor coverings. Pantry off.

Downstairs W.C.

FIRST FLOOR

Landing

Carpet as laid, spindle balustrade, 'built-in' clothes cupboard, loft access, cupboard housing gas fired central heating boiler.

Bedroom 1

12'5" x 11'7" (3.78m x 3.53m)

Double and secondary glazed window to fore, fitted mirror fronted wardrobes to one wall, central heating radiator.

Bedroom 2

12'6" x 11'8" (3.81m x 3.56m)

Carpet as laid, double and secondary glazed window to rear with fitted blinds, central heating radiator.

Bedroom 3

8'10" x 8'6" (2.69m x 2.59m)

Carpet as laid, double and secondary glazed window to fore with fitted blinds, fitted wardrobes, central heating radiator.

Re-Fitted Shower Room

Complimentary fully tiled walls, shower cubicle with glazed screens and 'Bristan' shower fitment, air extractor fan, wash hand basin with store cupboard beneath, low flush W.C., chrome central heating radiator, double glazed window, sunken spotlight fittings to ceiling.

OUTSIDE

Gardens

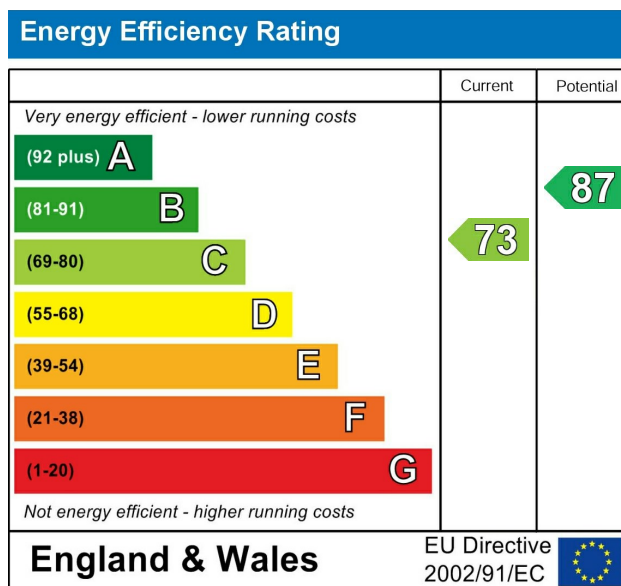
To the fore block paved driveway providing a multiple car parking facility.

Covered side tradesman entrance leads to the rear garden with patio, lawn, pathway, screen fencing, two storage sheds.

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 - Birmingham City Council.



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