

Barratt Last

ESTATE AGENTS

0121 776 5744



HALL HAYS ROAD, SHARD END, B34 7LL OFFERS IN THE REGION OF £225,000 - FREEHOLD

- Immaculate Freehold Mid-Terraced Residence
- Re-fitted Kitchen & Shower Room
- Sun Lounge Extension To Rear
- Gardens Designed For Ease of Maintenance
- Two Double Bedrooms
- Conservatory
- Central Heating & Double Glazing
- Multiple 'Off Road' Parking Facility

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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.



A much improved, tastefully appointed Freehold, centrally heated and double glazed Two Double Bedroomed Mid-terraced residence which MUST BE VIEWED INTERNALLY in order to be fully appreciated.

The property has:- Enclosed Porch Entrance, Hallway, Attractive Lounge, Sun Lounge and Conservatory to rear, re-fitted Kitchen (including integrated appliances), Re-fitted Shower Room, Gardens designed for ease of maintenance with Multiple 'Off Road' Parking Facility to fore.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed windows and doors.

Hallway

Laminated floor covering, central heating radiator.

Attractive Through Lounge

21' 6" x 11' 5" (6.40m 1.83m x 3.35m 1.52m)

Double glazed window to fore, laminate floor covering, inset fireplace with 'coal effect' fire, 2 central heating radiators, double glazed patio doors opening to:-

Sun Room

20' 1" x 5' 5" (6.10m 0.30m x 1.52m 1.52m)

Laminate floor covering, central heating radiator, plumbing for domestic appliances, double glazed windows and door to rear garden.

Covered Side Entrance/Store off

Conservatory

9' 5" x 9' 5" (2.74m 1.52m x 2.74m 1.52m)

Double glazed windows, laminate floor covering, door to:-

Re-fitted Kitchen

8' 5" x 8' 3" (2.44m 1.52m x 2.44m 0.91m)

Matching fitted base and wall units, roll edge worksurfaces, single drainer sink with mixer tap, 'built-in' double oven and 4 ring hob unit, cylindrical cooker hood air extractor fan above, complimentary tiled splashbacks, integrated dishwasher and fridge-freezer, sunken spot light fittings to ceiling.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

12' 4" x 9' 11" (3.66m 1.22m x 2.74m 3.35m)

Double glazed window to fore, central heating radiator, full height fitted, mirror fronted wardrobes to one wall, 'built-in' cupboard housing 'Worcester' gas fired central heating boiler.

Bedroom 2

11' 5" x 11' 3" (3.35m 1.52m x 3.35m 0.91m)

Double glazed window to rear, central heating radiator.

Re-fitted Shower Room

9' 3" x 5' 5" (2.74m 0.91m x 1.52m 1.52m)

Double shower area with glazed screens and two shower heads, wash hand basin with store cupboard beneath, low flush w.c., chrome radiator, 2 double glazed windows.

OUTSIDE

Gardens

Designed for ease of maintenance. Gravel frontage with multiple car parking facility.

At the rear the well laid out garden has gravel and paved areas, shrubs, covered trellis area, screen fencing and garden shed.

ADDITIONAL INFORMATION

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

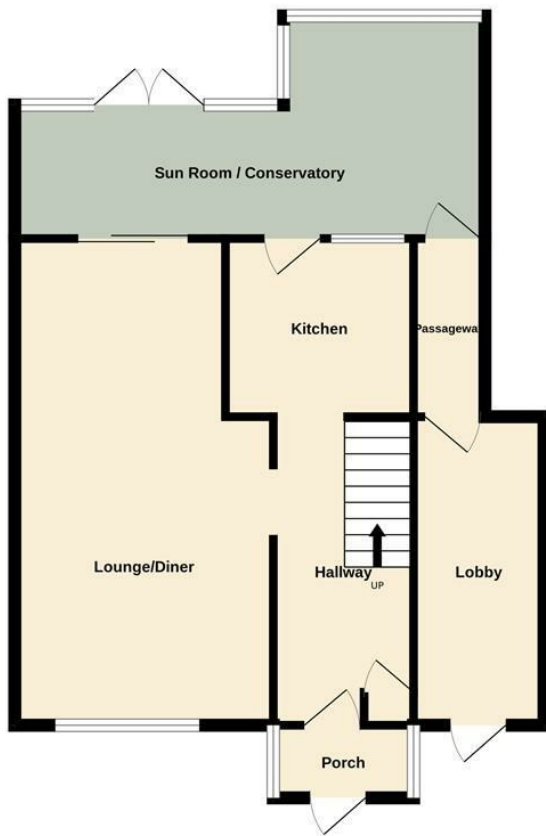
Council Tax - Band A - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

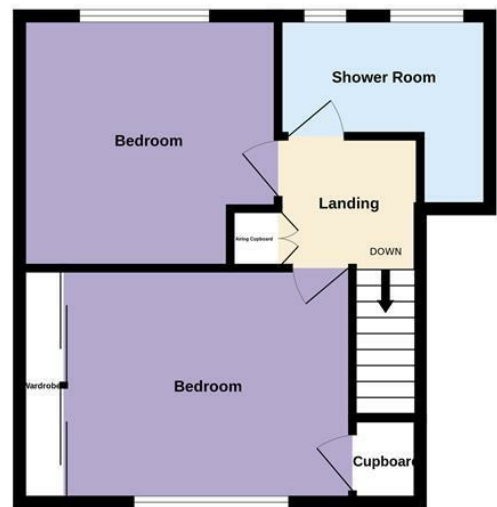
HOME TO SELL?

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

Ground Floor



1st Floor



70 Hall Hayes Road B34 7ll

Measurements are approximate. Not to scale. Illustrative purposes only
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