# **Barratt Last**

### ESTATE AGENTS

0121 776 5744



## 62 CONEYFORD ROAD, SHARD END, BIRMINGHAM B34 7AX £240,000 FREEHOLD

- Spacious Freehold End Terraced
- Two Reception Rooms
- Garage
- · Double Glazing

- Three Bedrooms
- Conservatory
- Central Heating
- NO CHAIN

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



#### **GROUND FLOOR**

#### **Canopy Porch Entrance**

#### **Hallway**

UPVC front door, laminate floor covering, meter cupboard, recess understairs

#### Lounge

14'7" x 11'6" (4.45m x 3.51m)

Double glazed window to fore, central heating radiator, 'Adam' style fire surround.

#### **Dining Room**

9'6" x 8'11" (2.90m x 2.72m)

Laminate floor covering, central heating radiator

#### **Conservatory**

9'5" x 9'3" (2.87m x 2.82m)

Double glazed windows and double glazed doors to rear garden.

#### Kitchen

14'7" x 11'6" (4.45m x 3.51m)

Fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink, tiled splashbacks, double glazed window to rear, 'Baxi' wall mounted gas fired central heating boiler, double glazed doors to:

#### **Covered Side Entrance**

Doors to front and rear gardens, w.c. and tool store off.

#### FIRST FLOOR

#### Landing

Loft access.

#### **Bedroom 1**

11'6" x 11'4" (3.51m x 3.45m)

Double glazed window to fore, central heating radiator, 'built-in' wardrobes.

#### **Bedroom 2**

11'9" x 8'9" (3.58m x 2.67m)

Central heating radiator, double glazed window to rear, 'built-in' wardrobes.

#### **Bedroom 3**

9'8" x 8'5" (2.95m x 2.57m)

Double glazed window to fore, central heating radiator, 'built-in' wardrobes.

#### **Bathroom**

7'1" x 6'8" (2.16m x 2.03m)

Panelled bath, pedestal wash hand basin, low flush w.c., over bath shower fitted, glazed shower screen, fully tiled walls, double glazed window.

#### **OUTSIDE**

#### Gardens

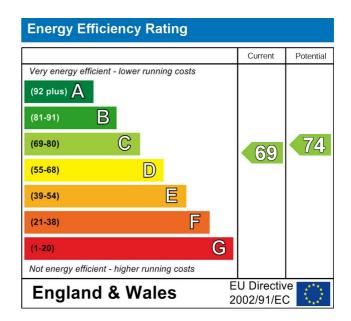
To fore - lawn with drive to side providing 'off road' car parking.

At the rear - patio, lawn and screen fencing.

#### ADDITIONAL INFORMATION

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

Council Tax - Band B - Birmingham City Counci;



#### **HOME TO SELL?**

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