

Barratt Last

ESTATE AGENTS

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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

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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.



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 Council;

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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.

