

Barratt Last

ESTATE AGENTS

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

- Spacious Freehold End Terraced
- Two Reception Rooms
- Garage
- Double Glazing
- Three Bedrooms
- Conservatory
- Central Heating
- 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.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



Good size Freehold, centrally heated, double glazed
Three Bedroomed End Terraced residence with
Garage. The property is conveniently situated for
amenities and has Hall, Two Reception Rooms,
Conservatory, Covered Side Entrance with 2nd W.C..
Bathroom with Shower, Garage, and gardens to front
and rear.
No On-going Chain.

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)

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

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

OUTSIDE

Gardens

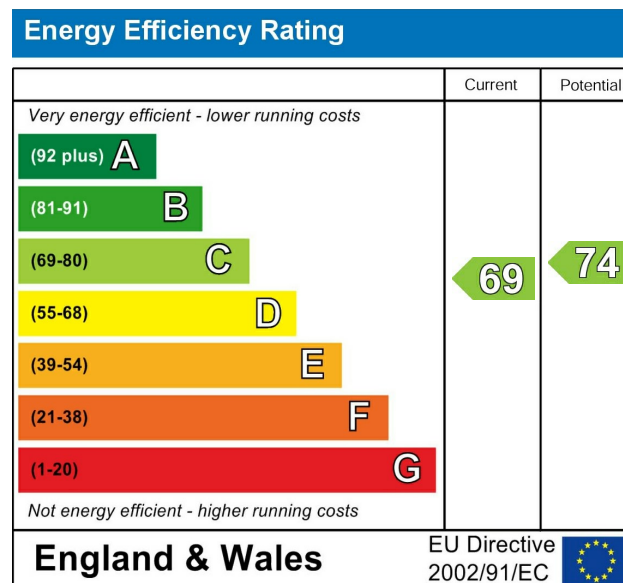
To fore - lawn with drive to side providing 'off road'
car parking.

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.

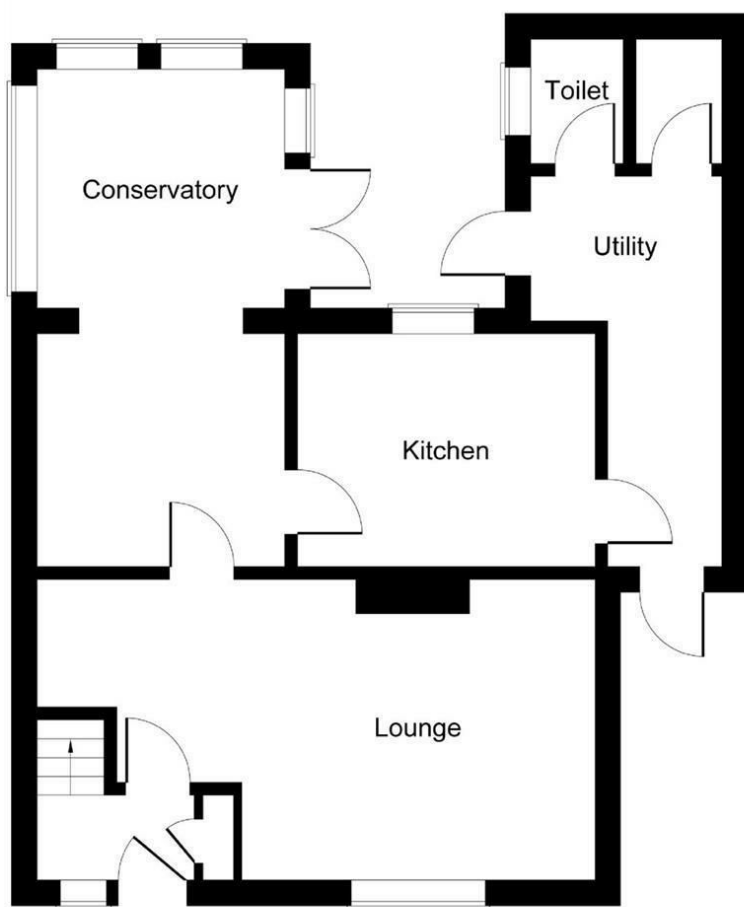


HOME TO SELL?

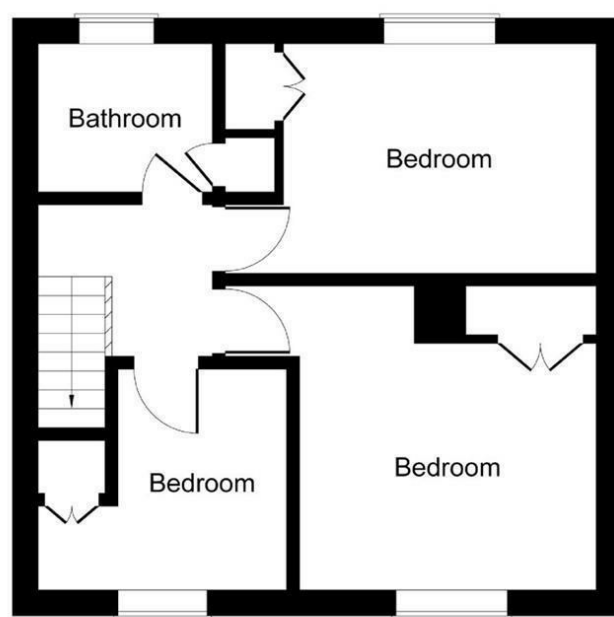
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62 Coneyford Road

Total Approx. 103.61 sq. metres (1115 sq. feet)



Ground Floor



First Floor