

Barratt Last

ESTATE AGENTS

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GLASCOTE GROVE, SHARD END, B34 6SD
£220,000 FREEHOLD

- Much improved Freehold Mid-Terraced which must be viewed
- Through Lounge/Dining Room
- Central Heating
- New Floor Coverings Throughout
- Three Good Size Bedrooms
- New re-fitted Kitchen
- Double Glazing
- 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.



***** MOVE STRAIGHT IN ***** RECENTLY REFURBISHED ***** MUST BE VIEWED INTERNALLY ***** NO CHAIN *****
This very well presented, refurbished, Freehold, Mid-Terraced residence must be viewed to be fully appreciated. The accommodation which benefits from gas fired radiator central heating and double glazing throughout comprises :_ Hall, through Lounge/Dining Room, new fitted kitchen, covered side entry with 2nd W.C. off, Three good size Bedrooms, Modern Bathroom with shower, separate W.C., Gardens to front and rear. The property has new carpets and has recently been decorated throughout. There is no on-going chain and viewing is recommended.

GROUND FLOOR

Canopy Porch Entrance

Hall

UPVC panelled front door, central heating radiator, meter cupboard, stairs to 1st floor.

Through Lounge/Dining Room

21'7" x 12'4" (6.58m x 3.76m)

Double glazed window to front and rear, two central heating radiators.

Re-fitted Kitchen

9'4" x 7'7" (2.84m x 2.31m)

Newly refitted with a range of modern fitted base and wall cupboards, roll edge work surfaces over, single drainer sink unit, tiled splashbacks, double glazed window to rear, larder cupboard with Upvc panelled walls, wall mounted 'Baxi' gas fired combination gas fired central heating boiler. Door to:

Covered Side Entrance

Doors to front and rear gardens, 2nd W.C. off and tool store off.

FIRST FLOOR

Landing

Store cupboard off with Upvc panelled walls, access to loft.

Bedroom 1

14'7" x 9'9" (4.45m x 2.97m)

Two double glazed windows to front, central heating radiator.

Bedroom 2

11'8" x 11'6" (3.56m x 3.51m)

Double glazed window to rear, central heating radiator.

Bedroom 3

11'11" x 6'9" (3.63m x 2.06m)

Double glazed window to front, 'built-in' wardrobes.

Bathroom

Modern white suite with panelled bath, 'Triton' over bath shower fitted, shower curtain and rail, glazed shower screen, pedestal wash hand basin, Upvc panelled walls and ceiling, double glazed window, central heating radiator.

Separate Low Flush WC

Double glazed window and Upvc panelled walls and ceiling

OUTSIDE

Gardens

Lawned and stoned front garden..

Mainly lawned rear garden, shrubs, brick tool store.

ADDITIONAL INFORMATION

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

Council Tax - Band B - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

HOME TO SELL?

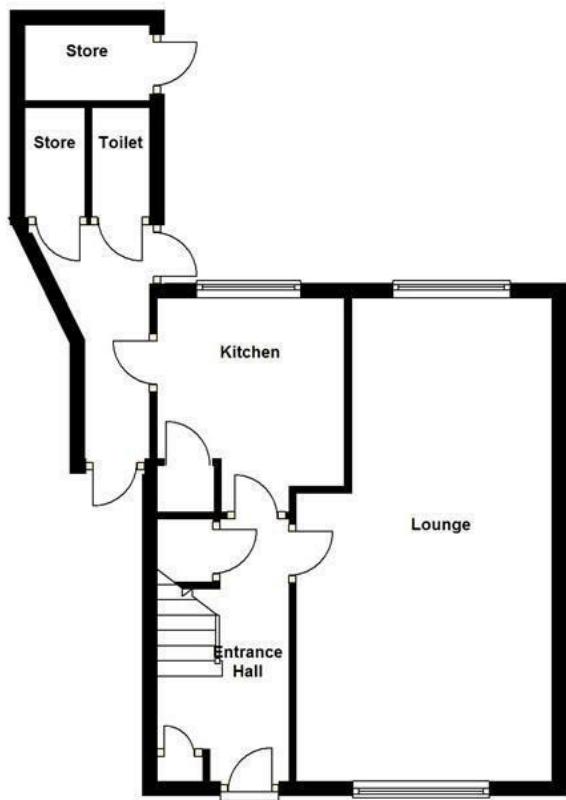
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Ground Floor



First Floor

