

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**1 PARKHALL CROFT, SHARD END. B34 7BU  
£175,000 FREEHOLD**

- Superbly Appointed End Terraced Bungalow
- Central Heating & Double Glazing
- Re-Fitted Kitchen & Shower Room
- Well Presented Gardens Designed For Ease Of Maintenance
- Internal Viewing Strongly Recommended
- One Double Bedroom with Fitted Wardrobes
- Re-Plastered Walls & Hardwood Flooring
- Security Alarm

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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.



## Front Entrance

UPVC double glazed door

## Welcoming Reception Hall

Hardwood flooring, central heating radiator.

## Double Bedroom

9'2" x 9'1" (2.8 x 2.77)

Double Glazed bay window to fore, central heating radiator, full height fitted wardrobes to one wall.

## Re-Fitted Kitchen

11'5" x 7'10" (3.5 x 2.41)

Modern fitted base and wall units, roll edge work surfaces, single drainer sink, automatic washing machine, integrated fridge/freezer, 'built-in' oven and 4-ring ceramic hob unit with cylindrical cooker hood air extractor fan above, complimentary tiled splashbacks, hardwood floor covering, double glazed window.

## Attractive Lounge

13'1" x 11'5" (3.99 x 3.49)

Double glazed bow window to fore, central heating radiator, modern inset fire.

## Re-Fitted Shower Room

6'3" x 5'9" (1.91 x 1.77)

Fully tiled walls, shower cubicle with glazed screens and 'Triton' shower fitment, wash hand basin set in vanity unit with several storage cupboards, low flush W.C., tiled floor covering, central heating radiator, double glazed window.

## Extended Inner Hallway

Having 2 storage cupboards (one of which houses the new 'Worcester Bosch' gas fired central heating boiler, hardwood floor covering, UPVC double glazed door to rear garden.

## OUTSIDE

Designed for ease of maintenance. Block-paved forecourt. Gated side entrance to the paved rear garden with screen fencing and garden shed with power and lighting and insulated roof.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend that interested parties should have this information verified by their Legal Representative.

Council Tax - Band A - Solihull Metropolitan Borough 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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## HOME TO SELL?

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

