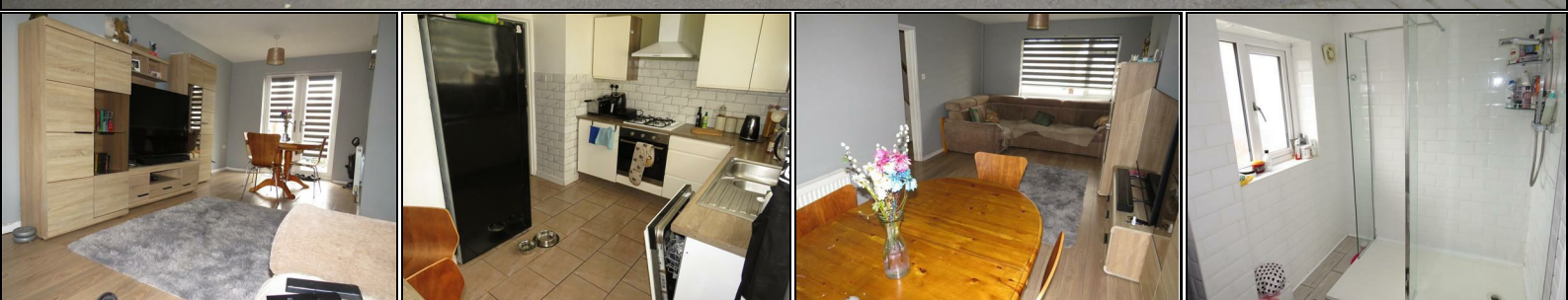


Barratt Last

ESTATE AGENTS

0121 776 5744



74 NEARMOOR ROAD, SHARD END, B34 7QD
£225,000 FREEHOLD

- Freehold Mid-Terraced Residence
- Central Heating
- Off Road Parking To Fore
- 3 Bedrooms (3rd being a Loft Room)
- Double Glazing
- No On-Going Chain

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

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Registered office: 301-303 Chester Road B36 0JG



GROUND FLOOR

Enclosed Porch Entrance

Glazed double doors and side window panels.

Hall

UPVC front door, central heating radiator, meter cupboard, recess understairs.

Through Lounge

11'11" x 11'6" (3.63m x 3.51m)

Double glazed window to fore, laminate floor covering, 2 central heating radiators, double glazed French doors to rear.

Kitchen

12'3 x 10'1" (3.73m x 3.07m)

Matching fitted base and wall units, work surfaces and breakfast bar, one and a quarter bowl, single drainer sink, 'built-in' oven and 4 ring hob unit, cylindrical cooker hood air extractor fan above, central heating radiator, double glazed window to rear, part tiled walls, tiled floor covering, opening to :

Laundry Room

Doors to front and rear gardens, central heating radiator, double glazed window, 'Vaillant' wall mounted gas fired central heating boiler.

FIRST FLOOR

Landing

Laminate floor covering, central heating, radiator, double glazed window, 2 store cupboards.

Bedroom 2

11'9 x 11'4 (3.58m x 3.45m)

Double glazed window to rear, laminate floor covering, central heating radiator, recess with shelving.

Bedroom 3

10'10" x 9'11" (3.30m x 3.02m)

Double glazed window to fore, laminate floor covering, central heating radiator.

Shower Room

Double width shower cubicle with glazed screen and shower fitment with 'squared' head, wash hand basin set in vanity unit with drawers beneath, low flush w.c., fully tiled walls, 2 double glazed windows, chrome central heating radiator, extractor fan.

SECOND FLOOR

Bedroom 1 - Loft Room

17'6" x 10'10" (walls taper) (5.33m x 3.30m (walls taper))

2 double glazed windows, laminate floor covering, central heating radiator.

OUTSIDE

Gardens


Tarmacadam drive to fore providing an 'off road' car parking facility.

The good size rear garden has patio, lawn and shrub borders.

ADDITIONAL INFORMATION

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

Council Tax - Band A - Birmingham City Council.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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	

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