

# Barratt Last

ESTATE AGENTS

0121 776 5744



**1 PARKHALL CROFT, SHARD END, B34 7BU**

**£175,000 FREEHOLD**

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



A superbly appointed Freehold End Terraced Bungalow situated in a cul-de-sac on the borders of Castle Bromwich. With many pleasing features to delight the discerning purchaser.

This property must be viewed internally in order to be fully appreciated.

Having gas fired radiator central heating (new boiler), double glazing, hardwood flooring and re-plastered walls.

The property has been altered considerably by the current owner to maximise space creating a welcoming Entrance Hall, Double Bedroom with fitted wardrobes, Attractive Lounge, Re-fitted Kitchen (including oven, hob, refrigerator and washing machine), a Shower Room and Inner Hallway.

Outside the well presented gardens have been designed for ease of maintenance include an insulated shed with power and lighting.

Security alarmed.

## GROUND FLOOR

### 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., loft access with loft ladder and boarded.

## OUTSIDE

### Gardens

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 - Birmingham Metropolitan Borough Council.

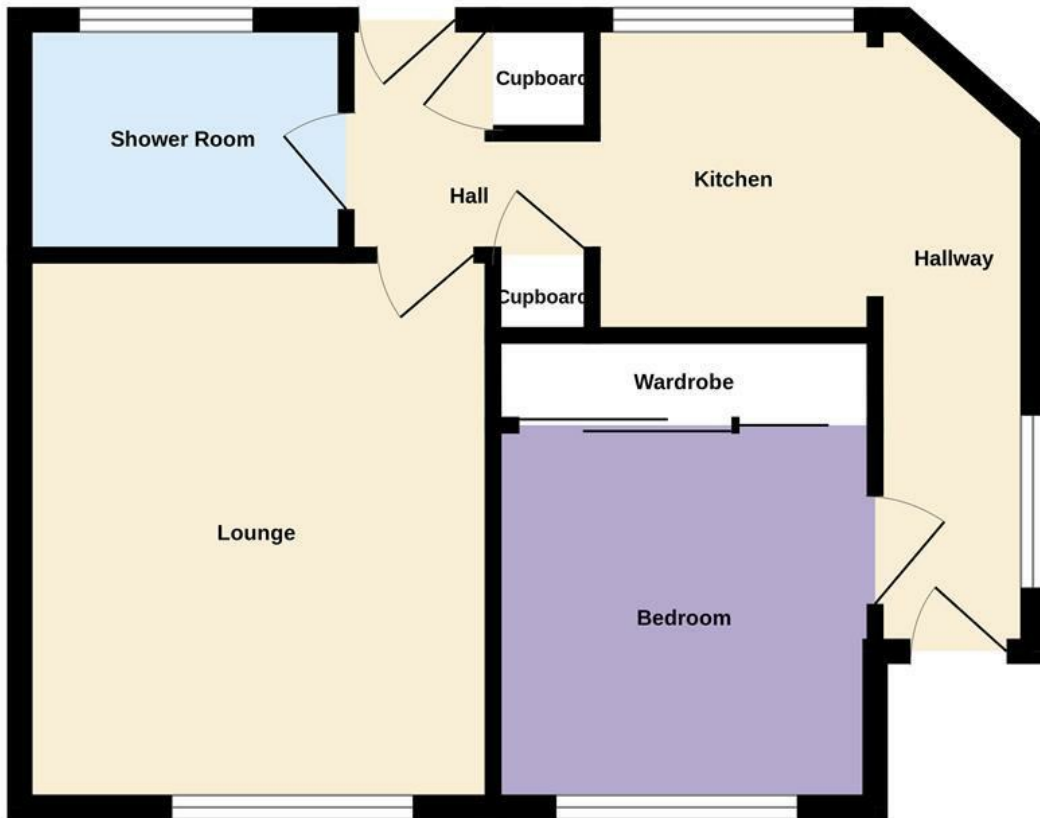
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

## Ground Floor



1 Parkhall Croft B34 7bu

Measurements are approximate. Not to scale. Illustrative purposes only  
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