

# Barratt Last

ESTATE AGENTS

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**36 BANNERLEA ROAD, KINGSHURST, B37 6HW**  
**£230,000 FREEHOLD**

- Freehold Extended End Terraced
- Off Road Parking to Fore
- Spacious Fitted Kitchen
- Double Glazing
- Three Bedrooms
- Upstairs & Downstairs Shower Rooms
- Central Heating
- Conservatory

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.  
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A list of Directors is available for inspection at registered office.



An extended Freehold central heating, double glazed, 3 Bedroomed End Terraced residence with 'Off Road' Parking to fore, upstairs and downstairs Shower Rooms, Hall, spacious fitted Kitchen, Through Lounge, Conservatory and enclosed rear garden. Considered ideal for First Time Buyers or for Investment Purposes.

## GROUND FLOOR

### Front Entrance/Hallway

UPVC double glazed front door, side double glazed window panels, tiled floor covering, central heating radiator.

### Spacious Fitted Kitchen

15'7" x 8'8" (4.77 x 2.66)  
Array of modern fitted base and wall units, ample worksurfaces, single drainer sink, 'built-in' oven and 4-ring ceramic hob unit with cylindrical cooker hood air extractor fan above, tiled splashbacks, vertical central heating radiator, tiled floor covering, store/meter cupboard off.

### Lobby

Tiled floor covering, central heating radiator, double glazed skyline window.

### Wet Room Extension

Fully tiled walls, free standing shower area, wash hand basin, low flush W.C., air extractor fan, sunken spot light fittings to ceiling.

### Through Lounge

21'0" x 11'8" (6.42 x 3.58)  
Double glazed window to fore, central heating radiator, 'Adam' style fireplace, modern 'coal effect' fire.

### Conservatory

10'10" x 8'11" (3.32 x 2.74)  
Central heating radiator, vaulted ceiling with sunken spot light fittings, double glazed windows.

## FIRST FLOOR

### Landing

Access to mostly boarded loft area.

### Bedroom 1

14'0" x 8'0" (4.29 x 2.44)  
Double glazed window to fore, full height mirror fronted wardrobes to one wall, central heating radiator.

### Bedroom 2

12'6" x 7'9" (3.82 x 2.37)  
Double glazed window to fore, central heating radiator, 'built-in' wardrobes.

### Bedroom 3

10'0" x 6'10" (3.06 x 2.09)  
Double glazed window to rear, central heating radiator.

### Shower Room

Fully tiled walls, shower cubicle, fitment with two heads, pedestal wash hand basin, double glazed window, tiled floor covering, cupboard housing 'Worcester' gas fired central heating boiler.

### Separate Low Flush W.C.

Fully tiled walls, double glazed window.

## OUTSIDE

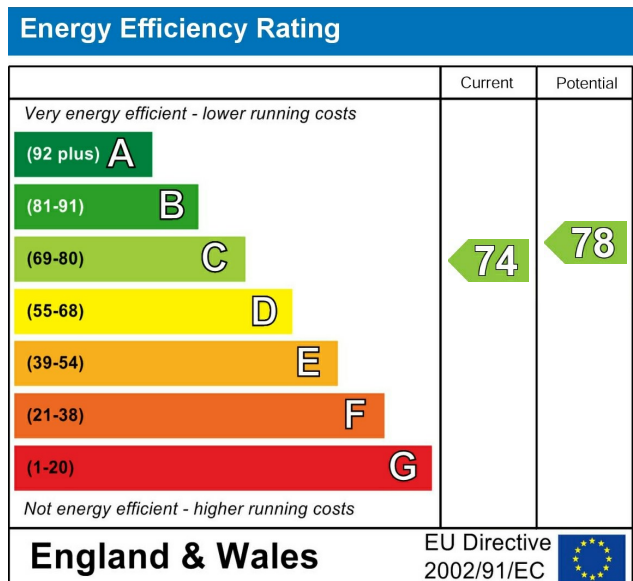
### Gardens

To the fore block paved driveway providing 'off road' car parking for two cars.  
Covered side entrance.  
Enclosed rear garden with screen fencing, patio, artificial lawn, water tap, 2 garden sheds.

## ADDITIONAL INFORMATION

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

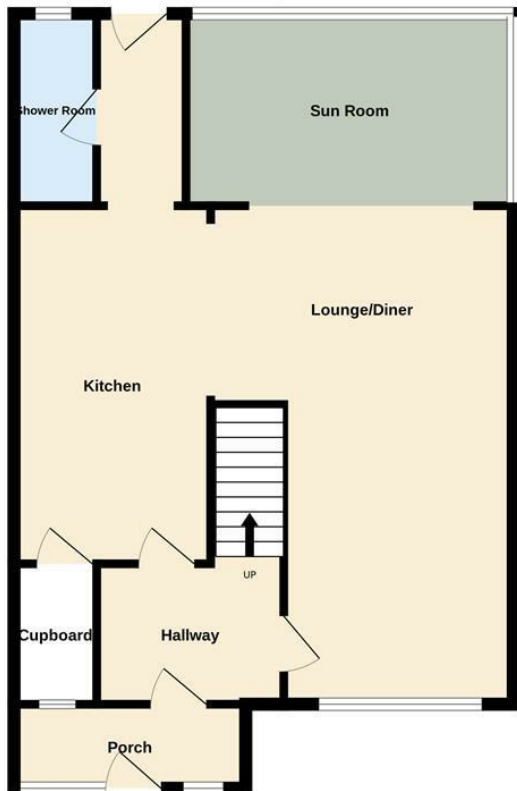
Council Tax - Band B - Solihull Metropolitan Borough Council.



## HOME TO SELL?

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

Ground Floor



1st Floor



36 Bannerlea B37 6hw

Measurements are approximate. Not to scale. Illustrative purposes only  
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