

Barratt Last

ESTATE AGENTS

0121 776 5744



86 HALL HAYS ROAD, SHARD END, B34 7LL
£240,000 FREEHOLD

- Much Improved Extended Freehold Mid-terraced
- Lounge & Dining Area
- Laundry Room & 2nd W.C.
- Central Heating & Double Glazing
- Three Bedrooms
- Spacious Fitted Kitchen With Central Island
- Solar Panels
- Off Road Parking For Two Cars

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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 much improved, extended Freehold, centrally heated, double glazed Mid-terraced residence which must be viewed internally in order to be fully appreciated. Two Car Driveway to fore, Solar Panels, fully enclosed Porch Entrance, Hallway, Laundry Room with 2nd W.C., Lounge, Dining Area, extended fitted Kitchen with vaulted ceiling and central island, Three Bedrooms, Bathroom with Shower, good size rear garden.

Internal viewing is strongly recommended.

GROUND FLOOR

Fully Enclosed Porch Entrance

Double glazed entrance door, side double glazed window panels.

Hallway

Laminate floor covering, central heating radiator.

Laundry Room

7'3" x 5'8" (2.22 x 1.74)

Plumbing for domestic appliance, work surface, single bowl sink.

2nd Low Flush W.C. Off

Wash hand basin, chrome central heating radiator.

Lounge

18'0" x 11'7" (5.49 x 3.54)

Double glazed bay window to fore, central heating radiator, coated fireplace with 'coal effect' fire.

Dining Area

11'8" x 8'0" (3.57 x 2.45)

Vertical central heating radiator.

Extended Fitted Kitchen

15'7" x 12'0" (4.76 x 3.66)

Feature vaulted ceiling with 2 double glazed skylight windows, array of fitted base and wall units, single drainer sink, 'built-in' oven and microwave, central island with 4 ring ceramic hob, storage cupboards beneath, double glazed French doors, side double glazed window panels.

Stairs with spindled balustrade and feature panelling to side wall leading from the hallway to:-

FIRST FLOOR

Landing

Store cupboard, loft access.

Bedroom 1

13'0" x 10'9" (3.97 x 3.29)

Double glazed window to fore, central heating radiator.

Bedroom 2

11'7" x 10'1" (3.55 x 3.08)

Double glazed window to rear, 'built-in' store.

Bedroom 3

10'11" x 7'11" (3.35 x 2.43)

Double glazed window to fore, central heating radiator.

Bathroom

7'11" x 7'11" (2.43 x 2.43)

Panelled bath, over bath shower fitted with squared shower head, glazed shower screen, wash hand basin with store cupboard beneath, low flush w.c., part tiled walls, chrome central heating radiator, double glazed window, tiled floor covering.

OUTSIDE

Gardens

Block paved forecourt providing 'off road' parking for two average size cars.

The good size rear garden has a paved patio and pathways, lawns and screen fencing.

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.

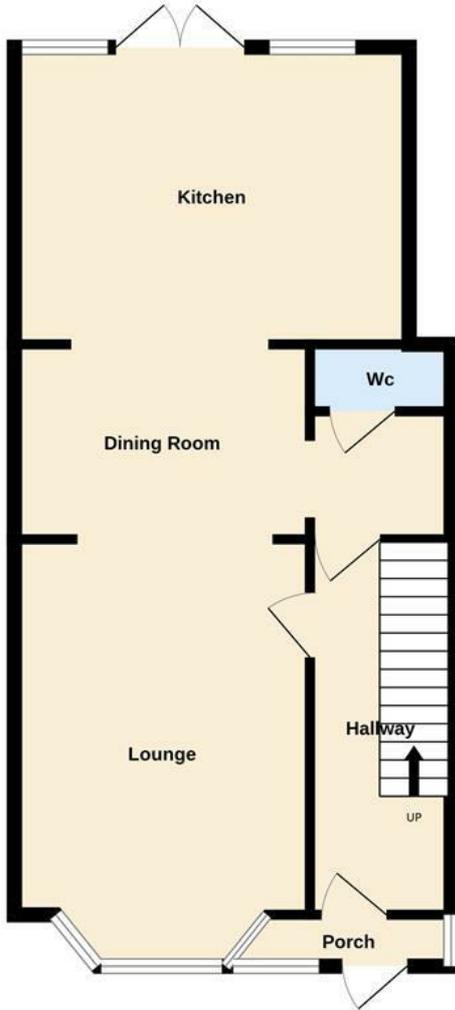
Council Tax - Band B - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

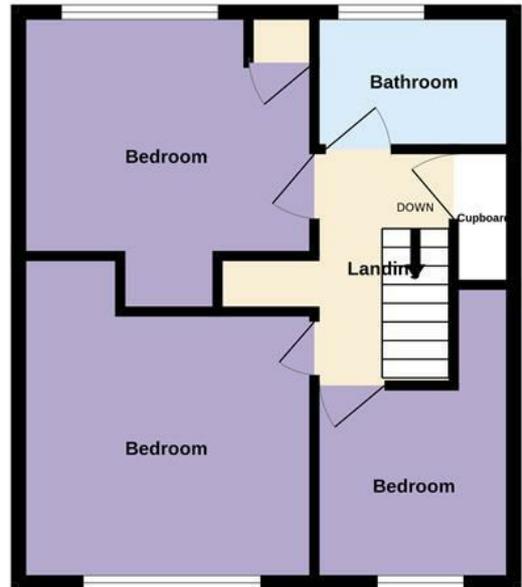
HOME TO SELL?

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

Ground Floor



1st Floor



86 Hall Hays Road B34 7II

Measurements are approximate. Not to scale. Illustrative purposes only
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