

# Barratt Last

ESTATE AGENTS

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**80 TIMBERLEY LANE, SHARD END, B34 7EN**  
**£200,000 FREEHOLD**

- Freehold Semi-Detached Close To Amenities
- Off Road Parking To Fore
- Central Heating
- Ground Floor Bathroom
- Three Bedrooms
- Good Size Rear Garden
- Double Glazing
- NO ON-GOING CHAIN

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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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## GROUND FLOOR

### Canopy Porch Entrance

UPVC front door.

### Hallway

Central heating radiator, stairs leading off to the first floor.

### Lounge

14'5" x 12'9" (4.41 x 3.89)

Double glazed bay window to fore, central heating radiator.

### Kitchen

11'7" x 9'7" (3.54 x 2.94)

Fitted base and wall cupboards, roll edge work surfaces, one and a quarter bowl single drainer sink, two double glazed windows, double glazed door to rear garden. Store room off.

### Bathroom

Panelled bath, over bath shower fitted, shower curtain and rail, part tiled walls, pedestal wash hand basin, low flush w.c., double glazed window, central heating radiator, tiled floor covering.

## FIRST FLOOR

### Landing

### Bedroom 1

12'9" x 12'6" (3.89 x 3.82)

Double glazed window to fore, central heating radiator, cupboard housing 'Worcester' combination gas fired central heating boiler and having a circular window.

### Bedroom 2

12'0" x 7'11" (3.67m x 2.42m)

Double glazed window to rear, central heating radiator.

### Bedroom 3

11'11" (max) x 7'11" (3.65 (max) x 2.43 )

Double glazed window to rear, central heating radiator.

## OUTSIDE

## Good Size Gardens


Block paved driveway to fore providing a multiple car parking facility.

Gated side access leads to the rear garden which extends approximately 90 ft and has outside water tap, patio, lawn and garden shed.

## ADDITIONAL INFORMATION

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

Council Tax - Band B - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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?

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