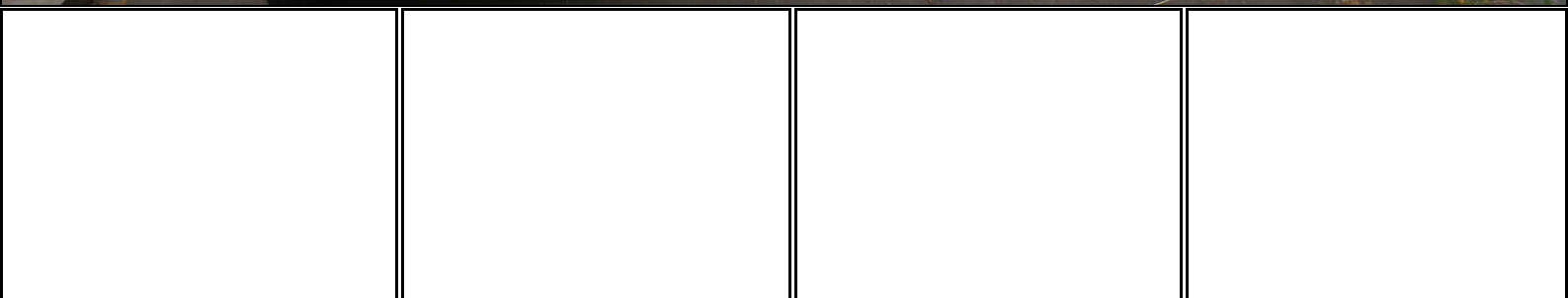


# Barratt Last

ESTATE AGENTS

0121 776 5744



**118 FREASLEY ROAD, SHARD END. B34 7QL**  
**£215,000 FREEHOLD**

- Freehold Mid-Terraced Conveniently Situated for Amenities
- Central Heating
- Good Size Rear Garden
- Three Bedrooms
- Double Glazing
- No On-Going Chain

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

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.



## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed entrance door, matching side window panels.

### Hallway

UPVC front door, central heating radiator, meter cupboard. Recess under stairs.

### Through Lounge

21'5" x 11'5" max (6.55 x 3.48 max)

Double glazed windows to front and rear, 2 central heating radiators.

### Kitchen

9'8" x 8'2" (2.95 x 2.49)

Fitted base and wall cupboards, work surfaces, single drainer sink, 'built-in' oven and 4-ring gas hob unit, tiled splashbacks, double glazed window, double glazed door to :

### Covered Side Entrance

Low flush w.c. off.

## FIRST FLOOR

### Landing

'Built in' store. Loft access.

### Bedroom 1

14'6" x 10'1" (4.44 x 3.08)

2 double glazed windows to fore, central heating radiator, 'built-in' wardrobes.

### Bedroom 2

11'8" x 11'4" (3.56 x 3.46)

Double glazed window to rear, central heating radiator, 'built-in' wardrobes.

### Bedroom 3

12'1" x 6'10" (3.69 x 2.10)

Double glazed window to fore, central heating radiator, 'built-in' clothes cupboard.

### Bathroom

9'2" x 5'7" (2.80 x 1.71)

Part tiled walls, white suite comprising of :- panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush W.C., glazed shower screen, 2 double glazed windows, central heating radiator.

## OUTSIDE

## Gardens


Tarmacadam forecourt with approach paved pathway. The good size rear garden has patio, lawn, screen fencing, storage room.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend any interested parties have this information verified by 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?

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

## FIND US ON:

rightmove   
find your happy

ZOOPLA

 PrimeLocation.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.