

Barratt Last

ESTATE AGENTS

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33 HARTSHILL ROAD, SHARD END, B34 6RE
£189,950 FREEHOLD

- Well Presented Freehold End Terraced Residence
- 'Wimpey No-Fines' Non-Traditional Construction
- Double Glazing
- Two Double Bedrooms
- Central Heating
- 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

Laminate floor covering, meter cupboard, understairs store cupboard, stairs leading off to the first floor.

Through Lounge/Dining Room

22'7" x 10'9" (6.9 x 3.3)

Double glazed window to fore, 2 central heating radiators, double glazed patio doors to rear garden.

Fitted Kitchen

11'1" x 7'7" (3.38 x 2.33)

Matching base and wall units, 'built-in' oven and hob unit, roll edge work surfaces, single drainer, stainless steel sink, tiled splashbacks, double glazed window to rear, UPVC door to :-

Covered Side Entrance

Doors to front and rear gardens.

FIRST FLOOR

Landing

Side double glazed window.

Bedroom 1

17'8" x 10'3" (5.39 x 3.14)

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

Bedroom 2

11'5" x 9'10" (3.5 x 3.0)

Central heating radiator, double glazed window to rear, cupboard housing 'Baxi' gas fired central heating boiler.

Bathroom

7'7" x 5'8" (2.33 x 1.73)

Panelled bath, pedestal wash hand basin, low flush w.c. over bath shower fitted, folding glazed shower screen, central heating radiator, 2 double glazed windows.

OUTSIDE

Gardens

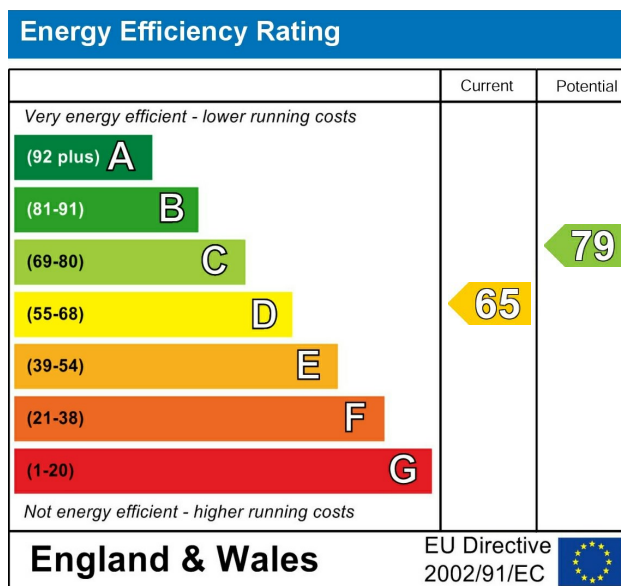
The property is set back from the roadway behind a lawned fore garden with flower border. Approach is via a pathway to the canopied porch entrance.

The good size rear garden has patio, pathway, lawn, shrubs, garden shed, greenhouse, screen fencing, tradesman's rear entrance.

ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however, interested parties should verify this information with a legal representative.

Council Tax - Tax Band B - Birmingham City Council.



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