

Barratt Last

ESTATE AGENTS

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49 SILVER BIRCH ROAD, KINGSHURST, B37 6AS
£230,000 FREEHOLD

- Freehold End Terraced
- Three Bedrooms
- Central Heating & Double Glazing
- Through Lounge/Diner with Air Conditioning
- Situated on a Corner Plot with a Side Garage
- Two Upstairs W.C's
- Solar Panels
- Re-Fitted Shower Room

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GROUND FLOOR

Canopy Porch Entrance

Hallway

UPVC front door, side double glazed window panel, tiled floor covering.

Utility

Through Lounge/Dining Room

21'9" x 10'10" (6.63 x 3.31)

Double glazed bay window to fore, laminate floor covering, 2 central heating radiators, 'log effect' electric fire, 'Adam' style fireplace, air conditioning unit, double glazed French doors to rear garden.

Fitted Kitchen

15'5" x 8'11" (4.72 x 2.72)

Matching base and wall units, work surfaces, single drainer stainless steel sink, part tiled walls, vertical central heating radiator, cupboard housing 'Worcester' combination gas fired central heating boiler, tiled floor covering, double glazed window and double glazed door to rear garden.

FIRST FLOOR

Landing

Central heating radiator, loft access.

Bedroom 1

13'8" x 10'0" (4.19 x 3.07)

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

Bedroom 2

12'2" x 7'9" (3.72 x 2.37)

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

Bedroom 3

10'0" x 6'11" (3.06 x 2.11)

Double glazed window to rear, central heating radiator.

Re-Fitted Shower Room

8'5" x 4'9" (2.59 x 1.45)

Fully tiled walls, double shower area, shower fitment with two shower heads, glazed shower screen, wash hand basin with drawers beneath, low flush w.c., bidet, central heating radiator, double glazed window, 'xpelair' air extractor fan, sunken spot light fittings to ceiling.

2nd Low Flush W.C.

Part tiled walls, wash hand basin with storage beneath, double glazed window.

OUTSIDE

Gardens

Driveway to fore providing multiple car parking facility.

At the rear the enclosed garden has patio, water tap, and lawns with borders.

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 - Solihull MBC.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(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	

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