

Barratt Last

ESTATE AGENTS

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35 CONEYFORD ROAD, SHARD END, B34 7AY
£235,000 FREEHOLD

- Freehold Mid-terraced
- Two Reception Rooms
- Spacious Kitchen
- Large Driveway Providing 'Off Road' Parking
- Three Good Size Bedrooms
- Downstairs W.C.
- Central Heating & Sealed Unit Double Glazing
- NO 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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A good size Freehold Mid-terraced residence offering Early Vacant Possession. Large Driveway to fore providing multiple 'off road' car parking facility, central heating, sealed unit double glazing, Fully Enclosed Porch Entrance, Hallway, Two Reception Rooms, Spacious Fitted Kitchen, Utility with 2nd W.C., Three Good Bedrooms, Shower Room, Enclosed Rear Garden.

NO ON-GOING CHAIN.

GROUND FLOOR

Fully Enclosed Porch Entrance

Hallway

Air conditioning unit, meter cupboard.

Front Reception Room

13'6" x 11'1" (4.13 x 3.38)

Sealed unit double glazed bow window to fore, central heating radiator, sliding double patio door to:-

Rear Reception Room

10'2" x 7'4" (3.12 x 2.26)

Double glazed patio doors to rear garden, central heating radiator.

Spacious Fitted Kitchen

13'4" x 11'10" (4.08 x 3.63)

Array of matching base and wall units, roll edge worksurfaces, 1 and 1/4 bowl single drainer stainless steel sink, tiled splashbacks, sealed unit double glazed window to rear, recess understairs, sunken spot light fittings to ceiling, larder cupboard. UPVC double glazed door to:-

Utility Area with 2nd WC off

Plumbing for automatic washing machine.

2nd W.C. off - UPVC double glazed door to rear garden.

FIRST FLOOR

Landing

Store cupboard, loft access.

Bedroom 1

15'1" x 10'10" (4.62 x 3.32)

Two sealed unit double glazed windows to fore, central heating radiator, 'built-in' wardrobes.

Bedroom 2

15'2" x 8'8" (4.63 x 2.66)

Two sealed unit double glazed windows to rear, central heating radiator, 'built-in' wardrobes.

Bedroom 3

8'8" x 7'9" (2.65 x 2.38)

Sealed unit double glazed window to fore, wall mounted cupboard housing gas fired central heating boiler, 'built-in' clothes cupboard.

Shower Room

6'3" x 5'4" (1.92 x 1.64)

Shower cubicle with glazed screens and 'Triton' shower fitment, pedestal wash hand basin, low flush w.c., part tiled walls,, sealed unit double glazed window, air extractor fan, central heating radiator, sunken spot light fittings to ceiling.

OUTSIDE

Gardens

Grave drive providing a multiple car parking facility and pathway to fore.

Enclosed rear garden with patio, lawn, timber decking, garden shed and rear tradesman's entrance.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all prospective buyers to have this information veified 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) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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