

# Barratt Last

ESTATE AGENTS

0121 776 5744



**37 HARTSHILL ROAD, SHARD END, B34 6RE**  
**£210,000 FREEHOLD**

- Freehold Mid-terraced
- 'Wimpey No Fines' Non Traditional Construction
- Garage at Rear
- Three Bedrooms
- Central Heating & 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

### Canopy Porch Entrance

#### Hallway

Central heating radiator, meter cupboard, understairs store cupboard.

#### Through Lounge

22'6" x 9'6" (6.88 x 2.91)

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

#### Fitted Kitchen

10'5" x 7'9" (3.19 x 2.37)

Matching base and wall units, roll edge worksurfaces, single drainer stainless steel sink, 'built-in' oven and 4 ring ceramic hob unit, cylindrical cooker hood air extractor fan, tiled splashbacks, 'Baxi' wall-mounted gas fired central heating boiler, UPVC door to:-

#### Covered Side Entry

Doors to front and rear gardens. W.C. and tool store off.

## FIRST FLOOR

#### Landing

Store room, loft access.

#### Bedroom 1

14'1" x 12'6" (4.30 x 3.82)

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

#### Bedroom 2

12'0" x 11'5" (3.68 x 3.48)

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

#### Bedroom 3

12'3" x 7'5" (3.75 x 2.28)

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

#### Bathroom

11'1" x 5'6" (3.4 x 1.69)

Panelled bath with 'Triton' over bath shower fitted, glazed shower screen, pedestal wash hand basin, low flush w.c., central heating radiator, 2 double glazed windows to rear.

## OUTSIDE

### Rear Garage

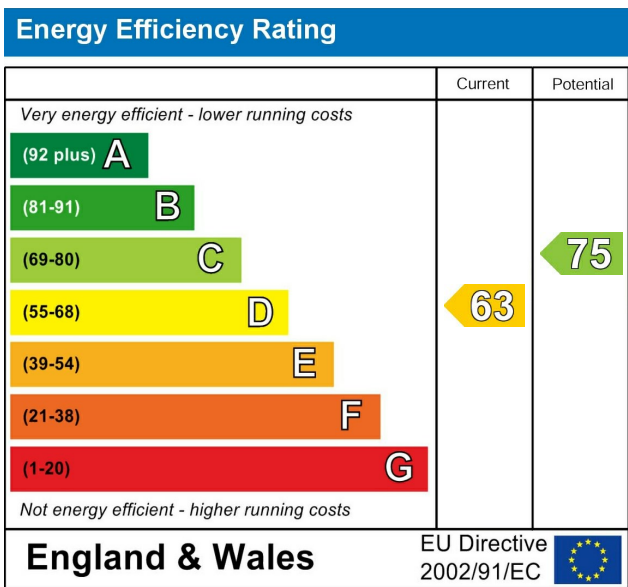
#### Gardens

To fore, lawn and approach pathway,  
At the rear of the good size garden has patio, pathway, lawn and screen fencing.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise that all interested parties have this information verified by a Legal Representative.

Council Tax - Band B - Birmingham City Council.



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