

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**THISTLEDOWN ROAD, SHARD END, B34 7EQ**  
**£220,000 FREEHOLD**

- Well Presented Freehold End Terrace
- Modern Kitchen
- 'Off-road' Parking to Fore
- Gas Central Heating & Double Glazing
- Two Double Bedrooms
- Re-fitted Bathroom
- Good Size Rear Garden
- Viewing Recommended

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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 opening UPVC double glazed entrance doors and matching double glazed side lights, ceramic tiled floor.

### Hallway

UPVC panelled and double glazed entrance door, central heating radiator, meter cupboard off, double glazed window to side, inset ceiling spotlights.

### Lounge/Dining Room

22'2" x 11'6" (6.76 x 3.52)

Central heating radiator, double glazed window to fore, double glazed French doors opening to rear garden.

### Re-Fitted Kitchen

8'3" x 9'5" (2.54 x 2.88)

Having a range of modern fitted base and wall units with grey 'high gloss' facings, light grey wood effect work surfaces, composite single drainer sink unit, 'built-in' electric oven, black ceramic hob and stainless steel cooker hood air extractor fan, tiled splashbacks, plumbing for automatic washing machine, double glazed window to rear, ceramic tiled floor, UPVC panelled and double glazed door to :

### Covered Side Entry

Doors to front and rear, overhead light.

## FIRST FLOOR

### Landing

Double glazed window to side, useful store cupboard off, access to mainly boarded loft with pull down wooden ladder and light.

### Bedroom 1

14'4" x 9'9" (4.37m x 2.97m)

Two double glazed windows to fore, central heating radiator, walk-in store cupboard.

### Bedroom 2

11'5" x 9'4" (3.5 x 2.87)

Central heating radiator, double glazed window to rear.

### Re-Fitted Bathroom

Fully tiled walls with white suite comprising :- panelled bath with electric shower over and glazed shower screen, vanity unit with inset wash hand basin. Wall mounted air extractor fan, double glazed window to rear, chrome vertical centrally heated towel radiator, inset spotlights.

### Separate Low Flush W.C.

Central heating radiator, double glazed window to side, inset ceiling spotlights.

## OUTSIDE

### Gardens


Paviour driveway to fore providing 'off-road' parking. Good size wide rear garden with paved patio, lawn, shrub borders, cold water tap, power points, greenhouse, security light, gated rear pedestrian access. There is potential to create rear vehicle access.

## 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 - Birmingham City Council.

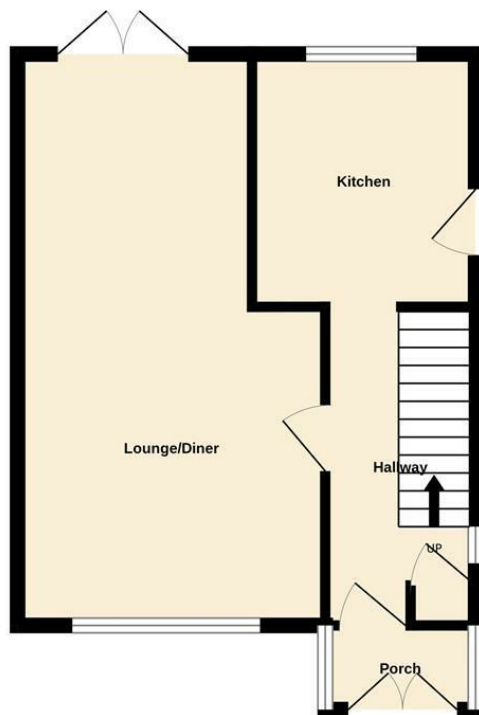
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

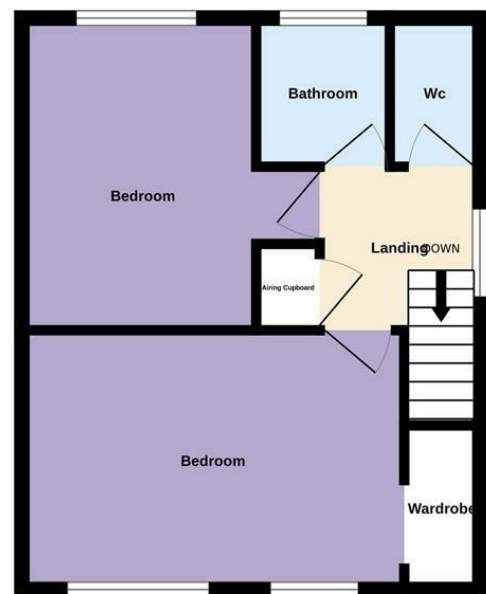
## HOME TO SELL?

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

Ground Floor



1st Floor



44 Thistledown Road B34 7eq

Measurements are approximate. Not to scale. Illustrative purposes only  
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