

# Barratt Last

## ESTATE AGENTS

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**25 PRINCETHORPE CLOSE, SHARD END, B34 7JG**  
**£224,000 FREEHOLD**

- Modern Freehold Semi-Detached on Popular Development
- Re-fitted Kitchen & Bathroom
- Downstairs W.C.
- 'Off Road' Parking
- 3 Bedrooms
- Conservatory
- Economy 7 Heating and Double Glazing
- No On-Going Chain

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A modern Freehold, Three Bedroomed Semi-Detached property situated in a popular residential area. Benefitting from:- Double glazing, Economy 7 heating, 'off road' parking to fore, Hall, Guests Cloakroom/W.C., Fitted Kitchen (including oven and hob), Lounge, 'Domed' Rear Conservatory, re-fitted fully tiled Bathroom with shower, Gardens.

No on-going chain.

## GROUND FLOOR

### Canopy Porch Entrance

Double glazed front door.

### Hallway

Laminate floor covering, Economy 7 heater.

### Guests Cloakroom

Laminate floor covering, wash hand basin, low flush w.c., double glazed window, Economy 7 heater.

### Fitted Kitchen

9' 6" x 7' 9"

Fitted base and wall units, work surfaces, single drainer sink, 'built-in' stainless steel oven and 4 ring ceramic hob unit, integrated fridge-freezer, plumbing for automatic washing machine, double glazed window to fore.

### Lounge

14' 11" x 14' 5"

Laminate floor covering, coated fireplace and fan assisted electric fire, Economy 7 heater, double glazed window, double glazed sliding doors to:-

### 'Domed' Conservatory

13' 7" x 11' 6"

Laminate floor covering, double glazed windows and double glazed door opening to rear garden.

## FIRST FLOOR

### Landing

Airing cupboard, loft access.

### Bedroom 1

12' 2" x 8' 2"

Double glazed window to rear, Economy 7 heater.

### Bedroom 2

10' 8" x 8' 0"

Double glazed window to fore, Economy 7 heater.

### Bedroom 3

7' 4" x 5' 9"

Double glazed window to rear, Economy 7 heater, laminate floor covering.

## Re-Fitted Bathroom

7' 4" x 5' 9"

Fully tiled walls, panelled bath with 'Briston' over bath shower fitted, glazed shower screen, wash hand basin, low flush w.c., double glazed window, air extractor fan.

## OUTSIDE

### Gardens

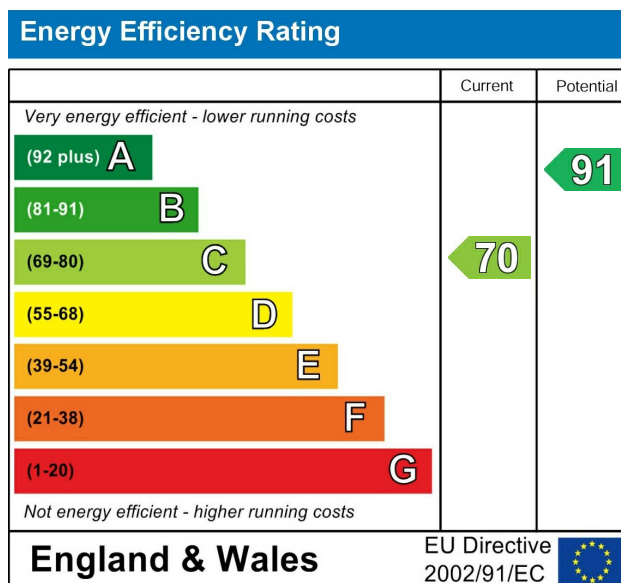
Block paved drive to fore providing 'off road' parking space.

At the rear, paved patio, lawn, screen fencing and tradesman's side entrance.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold. However, we would advise that all prospective buyers have this information verified by a legal representative.

Council Tax - Band C - Birmingham City Council.



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