

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**37 RYTON GROVE, SHARD END, B34 7RS  
OFFERS OVER £185,000 FREEHOLD**

- Freehold Three Bedrommed Mid-Terraced
- Central Heating
- Modernization Needed, Hence Guide Price
- Cul-de-Sac Location
- 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.



A Freehold Three Bedroomed Mid-terraced residence in need of modernisation, hence the guide price. Radiator central heating, double glazing, Hall, Through Lounge, Kitchen, Covered Side Entrance With W.C. off, Bathroom with Shower, Separate W.C., front and rear gardens, cul-de-sac location.

No On-Going Chain.

## GROUND FLOOR

### Canopy Porch Entrance

#### Hallway

Laminate floor covering, central heating radiator, meter cupboard, understairs store cupboard, stairs leading off.

### Through Lounge/Dining Room

21'6" x 11'1" (6.55m x 3.38m)

Double glazed windows to fore and rear, central heating radiator.

#### Kitchen

9'10" x 8'3" (3.00m x 2.51m)

Base and wall cupboards (one of which houses 'Worcester' combination gas fired central heating boiler), roll edge work surfaces, single drainer sink, partially tiled walls, double glazed window.

### Covered Side Entrance

Doors to front and rear gardens, 2nd W.C. off.

## FIRST FLOOR

#### Landing

Store cupboard, loft access.

#### Bedroom 1

12'6" x 10'0" (3.81m x 3.05m)

2 double glazed windows to fore, central heating radiator, 'built-in' wardrobe.

#### Bedroom 2

11'5" x 11'3" (3.48m x 3.43m)

Double glazed window to rear, central heating radiator.

#### Bedroom 3

11'11" x 8'1" (3.63m x 2.46m)

Double glazed window to fore, central heating radiator.

#### Bathroom

Fully tiled walls, panelled bath, 'Mira' over bath fitted shower, shower curtain and rail, pedestal wash hand basin, central heating radiator, double glazed window.

### Separate Low Flush WC

Fully tiled walls, double glazed window.

## OUTSIDE

### Gardens

Block paved forecourt.

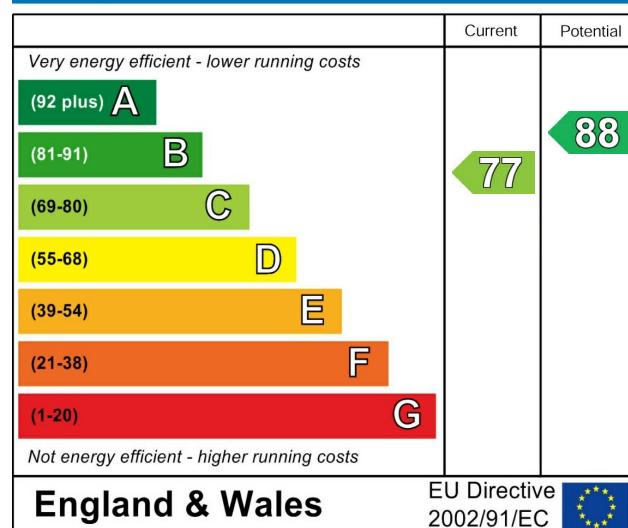
Good side rear garden has patio, lawn, shrubs and tool store.

## ADDITIONAL INFORMATION

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

Council Tax - Band B - Solihull Metropolitan Borough Council.

### Energy Efficiency Rating



## HOME TO SELL?

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

## FIND US ON:

**rightmove**   
find your happy

**ZOOPLA**

**PrimeLocation.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.