

# Barratt Last

## ESTATE AGENTS

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**22 HARTSHILL ROAD, SHARD END, B34 6QT**  
**£180,000 FREEHOLD**

- Freehold End Terrace
- Non-Traditional Construction
- Central Heating
- 'Off Road' Parking To Fore
- Two Bedrooms
- Through Lounge/Dining Room
- Double Glazing
- No On-Going Chain

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A Freehold centrally heated and double glazed End Terrace residence with 'Off Road' Parking and being sold with No On-going Chain.

The accommodation comprises :- Enclosed Porch Entrance, Hall, Through Lounge/Dining Room, Kitchen, Covered Side Entry, Two good size Bedrooms, Bathroom with Shower, rear garden and security alarm.

## GROUND FLOOR

### Enclosed Porch Entrance

UPVC double glazed entrance doors and two double glazed sidelights.

### Hall

Hardwood entrance door, central heating radiator, meter cupboard off, ceramic tiled floor, stairs rising to the First Floor.

### Through Lounge/Dining Room

21'9" x 9'5" (min) 10'10" (max) (6.63m x 2.87m (min) 3.30m (max))

Lounge Area : White fire surround with raised black tiled hearth, 'dado' rails, two display niches, covered ceiling, central heating radiator, double glazed window to fore. Arch to :

Dining Area : Central heating radiator, 'dado' rails, coved ceiling, double glazed French doors to the rear garden.

### Kitchen

10'4" x 7'9" (3.15m x 2.36m)

Range of modern fitted base and wall units, roll edged work surfaces, inset single drainer stainless steel sink unit, plumbing for automatic washing machine, wall mounted 'Exclusive' gas fired combination central heating boiler, double glazed window to rear, understairs store cupboard off, coved ceiling, inset ceiling spotlights, ceramic tiled floor, white panelled door to :

### Covered Side Entry

Wood panelled door to further covered side entry with wood panelled door to front, inset ceiling spotlights, brick store off, UPVC panelled and double glazed door to rear garden.

## FIRST FLOOR

### Landing

Spindle balustrade to stairs, central heating thermostat, double glazed window to side, access to loft, 'Envirovent' ceiling fitted air extractor.

### Bedroom 1

12'8" x 10'4" (3.86m x 3.15m)

Two double glazed windows to fore, fitted wardrobes to one wall with full height mirrored doors, central heating radiator, inset ceiling spotlights.

### Bedroom 2

9'9" x 9'4" (2.97m x 2.84m)

Double glazed window to rear, built-in wardrobe and built-in linen cupboard, central heating radiator.

### Bathroom

7'7" x 5'6" (2.31m x 1.68m)

Modern white suite comprising :- panelled bath with 'Triton Sambada' electric shower over, glazed shower screen, white vanity unit with inset wash hand basin, low flush W.C. central heating radiator, wall mounted air extractor fan, two double glazed windows, full height grey tiled effect panelling to walls.

## OUTSIDE

### Gardens

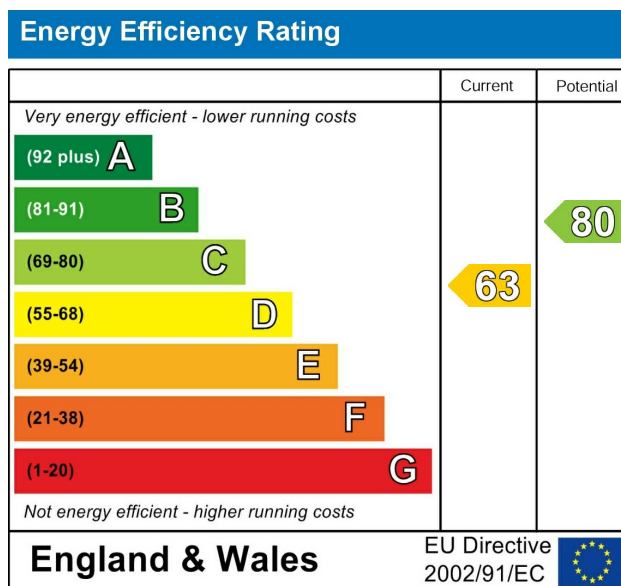
Walled foregarden with paved drive providing 'off road' parking.

Rear garden with paved patio, wall and steps up to lawned area, shrub borders and conifers.

## ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however, interested parties should verify this information with a legal representative.

Council Tax - Tax Band B - Birmingham City Council.



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