

# Barratt Last

## ESTATE AGENTS

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

- Well Presented Freehold Semi-Detached
- Two Double Bedrooms
- Garage at Rear
- Central Heating
- Popular Road Close to Amenities
- 'Off-Road' Parking to Fore
- Good Size Rear Garden
- Double Glazing

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.  
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A list of Directors is available for inspection at registered office.



## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed entrance door and matching side window panels, laminate floor covering.

### Hallway

Laminate floor covering, central heating radiator, double glazed window, understairs storage cupboard, meter cupboard, stairs leading off with spindled balustrade.

### Through Lounge/Dining Room

21'10" x 11'3" (max) (6.66 x 3.45 (max))

Double glazed bow window to fore, laminate floor covering, 2 central heating radiators, modern wall mounted electric fire, sliding double glazed patio doors to rear garden.

### Kitchen

9'6" x 8'4" (max) (2.91 x 2.55 (max))

Matching fitted base and wall units, roll edge work surfaces, one and a quarter bowl single drainer sink, 'built-in' oven and 4 ring hob unit with cylindrical cooker hood air extractor fan above, tiled splashbacks, central heating radiator, double glazed window. Door to :

### Covered Side Entrance/Utility Room

17'5" x 4'11" (5.31 x 1.51)

UPVC doors to front and rear garden.

## FIRST FLOOR

### Landing

Side double glazed window, linen cupboard, loft access.

### Bedroom 1

14'3" x 9'10" (4.36 x 3.01)

Laminate floor covering, central heating radiator, 2 double glazed windows to fore, 'Built-in' wardrobe housing combi gas fired central heating boiler.

### Bedroom 2

11'5" x 11'3" (3.5 x 3.45)

Double glazed window to rear, central heating radiator, laminate floor covering.

### Bathroom

7'11" x 15'3" (2.42 x 4.67)

Fully tiled walls, panelled bath, wash hand basin with store cupboards beneath, low flush W.C. Over bath shower fitted with 2 shower heads, glazed shower screen, 2 double glazed windows, central heating radiator, sunken spotlight fittings to ceiling.

## OUTSIDE

### Gardens

Paved/gravelled to fore with 'off-road' car parking facility. The good size rear garden has timber decked area, outside water tap, lawn, paved areas, garden shed and screen fences.

### Rear Garage

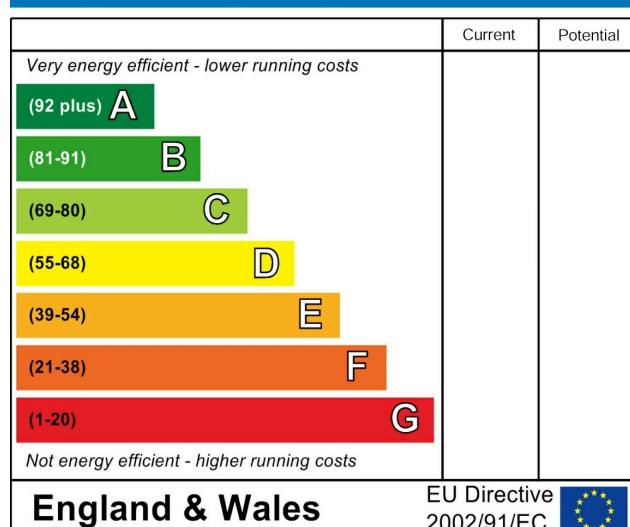
Approached by way of a driveway at the rear of gardens.

## ADDITIONAL INFORMATION

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

Council Tax - Band B - Birmingham City Council

### Energy Efficiency Rating



## HOME TO SELL?

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

