

Barratt Last

ESTATE AGENTS

0121 776 5744



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

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

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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.



A well presented Freehold Semi-Detached residence situated in a popular road close to amenities. Having 'Off-road' parking to fore and Garage at the rear. Central heating, double glazing, Enclosed Porch Entrance, Hall, Through Lounge/Dining Room, fitted Kitchen (including oven and hob), Covered Side Entrance/Utility Room, Two Double Bedrooms, Bathroom with shower, good size rear garden.

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

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

OUTSIDE

Rear Garage

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

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 fencing.

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.

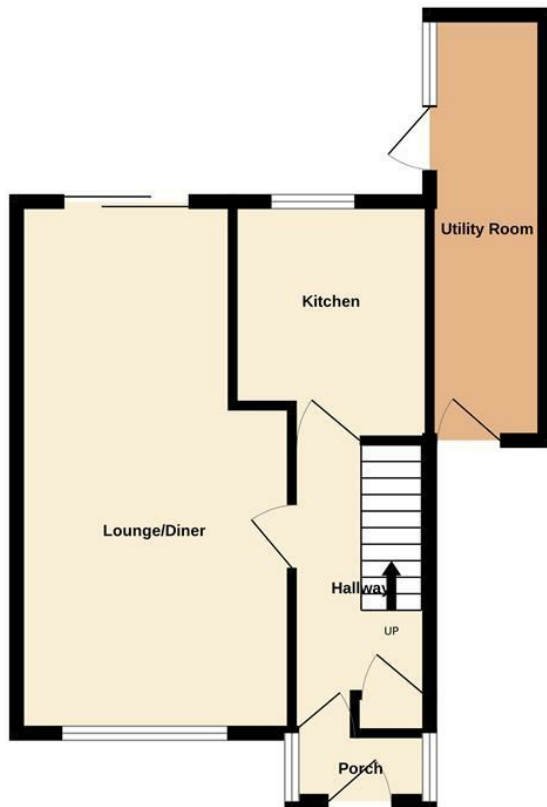
Council Tax - Band B - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

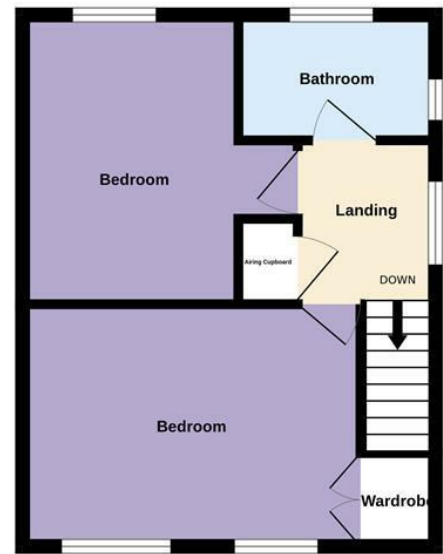
HOME TO SELL?

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

Ground Floor



1st Floor



24 Thistledown Road B34 7eq

Measurements are approximate. Not to scale. Illustrative purposes only.
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