

# Barratt Last

## ESTATE AGENTS

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**21 SCHOFIELD ROAD, KINGSHURST, B37 6LR**  
**£210,000 £210,000 FREEHOLD**

- Freehold Mid-terraced Close To Babbs Mill Nature Reserve
- Some Cosmetic Modernisation Required Hence Price
- Off Road Parking To Fore
- Three Bedrooms
- Central Heating & Part Double Glazing (as described)
- No On-going Chain

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Considered ideal for First Time Buyers or Investors, this Freehold, Three Bedroomed Mid-terraced residence is situated close to Babbs Mill Nature Reserve . The property benefits from:- Off Road Parking to Fore, central heating, part double glazing (as described), Porch, Hall, Through Lounge, Kitchen/Dining Room, Shower Room, enclosed rear garden with shed (approximately 3 months old). No On-going Chain. Some modernisation required, hence asking price.

## GROUND FLOOR

### Enclosed Porch Entrance

#### Hall

Stairs leading off to First Floor.

#### Through Lounge

21'11" x 9'11" (6.68m x 3.02m)

Georgian bay window to fore, 2 central heating radiators, stone fireplace, 'coal effect' gas fire fitted, UPVC double glazed patio doors to rear garden.

#### Kitchen/Dining Room

Dining Area:- 8'0" x 5'6" Central heating radiator, store room.

Kitchen Area:- 9'10" x 8'9" Modern fitted base and wall units, roll edge worksurfaces, single drainer stainless steel sink, cylindrical cooker hood air extractor fan, tiled floor covering, UPVC double glazed patio doors to rear garden.

## FIRST FLOOR

### Landing

Store room, loft access.

### Bedroom 1

14'2" x 9'5" (4.32m x 2.87m)

Sealed unit double glazed window to fore, 'His and Her' wardrobes, central heating radiator, 'built-in' wardrobes housing 'Worcester' combination gas fired central heating boiler.

### Bedroom 2

11'9" x 8'4" (3.58m x 2.54m )

Sealed unit double glazed window to rear, central heating radiator.

### Bedroom 3

9'11" x 8'10" (3.02m x 2.69m)

Sealed unit double glazed window to rear, central heating radiator.

### Shower Room

Shower cubicle with glazed screens and 'Triton' shower fitment, low flush w.c., pedestal wash hand basin, central heating radiator, 2 sealed unit double glazed windows.

## OUTSIDE

### Gardens


'Off road' parking facility to fore.

The enclosed rear garden has patio and pathway, lawn, screen fencing, tradesmans rear entrance and garden shed.

## ADDITIONAL INFORMATION

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

Council Tax - Band B - Solihull MBC.

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

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