

Barratt Last

ESTATE AGENTS

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**22 SAMBOURNE DRIVE, SHARD END. B34 7JF
£195,000 FREEHOLD**

- Well Presented Modern End Terraced
- Two Bedrooms
- Modern Electric Panel Heaters And Solar Panels
- Re-fitted Bathroom With Shower
- Popular Development Of Privately Owned Homes
- Double Glazing
- Fitted Kitchen (including oven and hob)
- Allocated Car Parking Space

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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 modern Freehold End Terraced residence situated in a popular development of similar privately owned houses leading off Brownfield Road. Double glazing, modern electric panel heaters (replacing the original storage heaters) and solar panels, allocated car parking space, Hallway, rear Lounge, fitted Kitchen (including oven and hob), Two Bedrooms (wardrobes in one), re-fitted Bathroom with shower, neat gardens.

Internal viewing is strongly recommended.

GROUND FLOOR

Canopy Porch Entrance

UPVC double glazed front door.

Hallway

Laminate floor covering, electric panel heater. Stairs leading off.

Fitted Kitchen

8'6" x 7'8" (2.59m x 2.34m)

Modern fitted base and wall units, work surfaces, single drainer, stainless steel sink, 'built-in' oven and 4-ring ceramic hob unit with cylindrical cooker hood air extractor fan above, complimentary tiled splashbacks, plumbing for automatic washing machine, double glazed window to fore.

Lounge

12'10" x 11'9" (3.91m x 3.58m)

Laminate floor covering, electric panel heater, storage cupboard, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing

Airing cupboard off.

Bedroom 1

12'11" x 7'8" (3.94m x 2.34m)

Double glazed window to rear, wardrobes to one wall, electric panel heater.

Bedroom 2

9'2" x 6'6" (2.79m x 1.98m)

Double glazed window to fore, electric panel heater, 'built-in' wardrobe, loft access.

Re-fitted Bathroom

6'0" x 5'5" (1.83m x 1.65m)

Partially tiled walls, panelled bath, overbath 'Mira' shower fitted, glazed shower screen, wash hand basin with store cupboards beneath, low flush W.C., heated towel rail, double glazed window.

OUTSIDE

Neat Gardens

Gravel and pathway to fore.

At the rear the garden has screen fencing, front and rear patio areas, lawn, shrub borders.

Allocated Car Parking Space

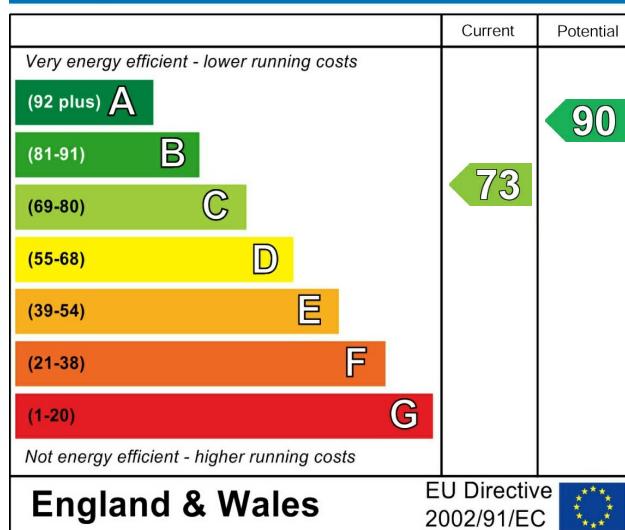
To the fore.

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.

Energy Efficiency Rating



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