

Barratt Last

ESTATE AGENTS

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80 TIMBERLEY LANE, SHARD END, B34 7EN
£200,000 FREEHOLD

- Freehold Semi-Detached Close To Amenities
- Off Road Parking To Fore
- Central Heating
- Ground Floor Bathroom
- Three Bedrooms
- Good Size Rear Garden
- Double Glazing
- NO ONGOING CHAIN

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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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GROUND FLOOR

Canopy Porch Entrance

UPVC Front door.

Hallway

Central heating radiator, stairs leading off to the first floor.

Lounge

14'5" x 12'9" (4.41 x 3.89)

Double glazed bay window to fore, central heating radiator.

Kitchen

11'7" x 9'7" (3.54 x 2.94)

Fitted base and wall cupboards, roll edge work surfaces, one and a quarter bowl single drainer sink, two double glazed windows, double glazed door to rear garden. Store room off.

Bathroom

Panelled bath, pedestal wash hand basin, low flush w.c., over bath shower fitted, shower curtain and rail, part tiled walls, double glazed window, central heating radiator, tiled floor covering.

FIRST FLOOR

Landing

Bedroom 1

12'9" x 12'6" (3.89 x 3.82)

Double glazed window to fore, central heating radiator, cupboard housing 'Worcester' combination gas fired central heating boiler and having a circular window.

Bedroom 2

12'0" x 7'11" (3.67m x 2.42m)

Central heating radiator, double glazed window to rear.

Bedroom 3

11'11" (max) x 7'11" (3.65 (max) x 2.43)

Double glazed window to rear, central heating radiator.

OUTSIDE


Good Size Gardens

Block paved driveway to fore providing a multiple car parking facility. Gated side access leads to the rear garden which extends approximately 90 ft and has outside water tap, patio, lawn and garden shed.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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