

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**KITSLAND ROAD, SHARD END B34 7NA  
OFFERS OVER £180,000 FREEHOLD**

- Freehold End Terraced Residence
- Central Heating
- Multiple 'Off Road' Parking Facility To Fore
- Two Double Bedrooms
- Double Glazing
- Good Size Rear Garden

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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.



A good size Freehold, centrally heated and double glazed End Terraced Residence with Multiple 'Off Road' Parking Facility to Fore, Open-Plan Through Lounge/Diner, Fitted Kitchen (including oven and hob), Covered Side Entrance, Two Double Bedrooms, Bathroom With Shower, Good Size Rear Garden.

## GROUND FLOOR

### Canopy Porch Entrance

UPVC double glazed front door.

### Open-Plan Through Lounge/Diner

21' 5" max x 14' 8" max

Double glazed window to fore, laminate floor covering, 2 central heating radiators, meter cupboard, double French doors to rear garden.

### Fitted Kitchen

8' 3" x 8' 0"

Matching base and wall units, roll edge work surfaces, 1 1/4 bowl single drainer stainless steel sink, tiled splashbacks, 'Vaillant' wall mounted gas fired central heating boiler, double glazed window to rear, built-in stainless steel oven and 4 ring hob unit, tiled floor covering, door to:-

### Covered Side Entrance

Doors to front and rear gardens, store room off.

### Stairs Leading Off The Lounge To:

## FIRST FLOOR

### Landing

Laminate floor covering, 2 store rooms, loft access.

### Bedroom 1

14' 4" max x 10' 11"

Double glazed window to fore, laminate floor covering, central heating radiator, built-in wardrobes.

### Bedroom 2

11' 4" x 11' 2"

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

### Bathroom

Panelled bath, overbath shower fitted, shower curtain and rail, wash hand basin, low flush w.c., 2 double glazed windows, part tiled walls.

## Gardens

Tarmacadam forecourt providing a multiple 'off road' car parking facility.

The good size rear garden has patio, lawn, screen fencing and brick built outhouse.

## ADDITIONAL INFORMATION

Tenure - We have been advised that the property is Freehold, however this information should be verified by a Legal Representative.

Council Tax - Tax Band A - Birmingham City Council.

## Energy Efficiency Rating

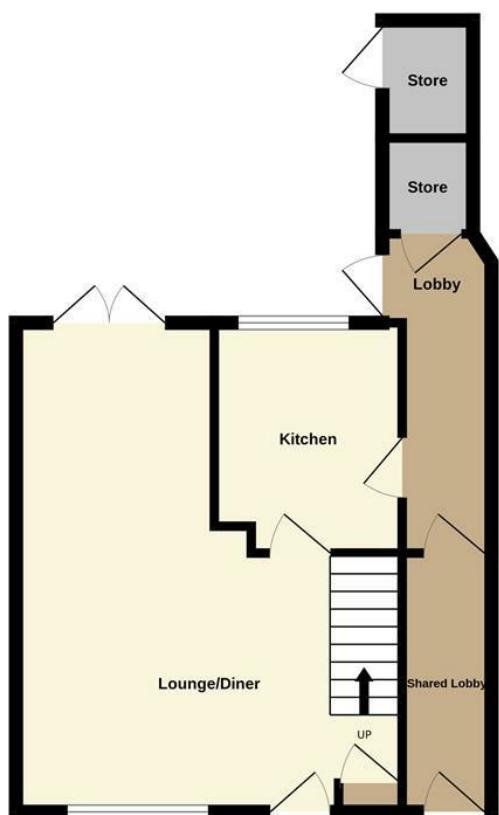
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## HOME TO SELL?

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

## OUTSIDE

Ground Floor



1st Floor



25 Kitsland Road B34 7na

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