

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

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk

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 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.

OUTSIDE

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.

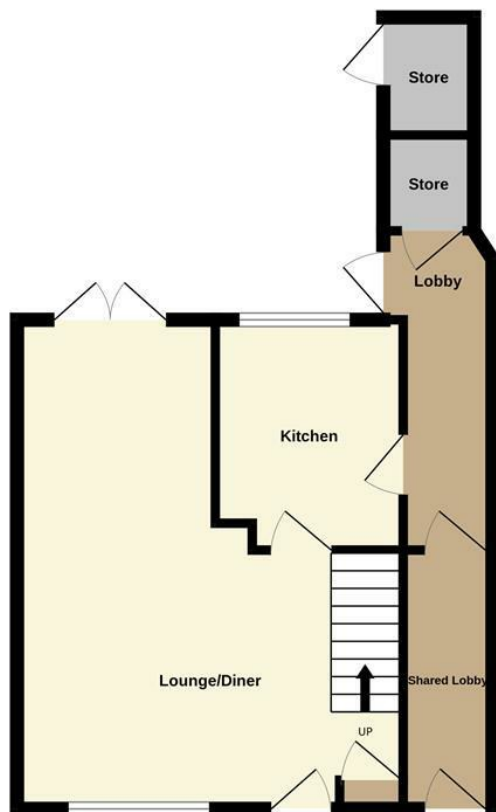
Council Tax - Tax Band A - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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



25 Kitsland Road B34 7na

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023