

Barratt Last

ESTATE AGENTS

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ANKERMOOR CLOSE, SHARD END, B34 6TF
£170,000 FREEHOLD

- Ideal For First Time Buyers
- Two Bedrooms
- Conservatory
- Cul-de-Sac Location
- Well Presented Freehold Mid-Terrace
- Gas Central Heating & Double Glazing (as described)
- Allocated Off Road Parking
- NO ON-GOING CHAIN

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A well presented Freehold Mid-Terraced Residence considered ideal for First Time Buyers.

Situated in a cul-de-sac location, the property which must be viewed internally in order to be fully appreciated, briefly comprises:-

Enclosed Porch Entrance, Hallway, Fitted Kitchen/Dining Room, Lounge, Conservatory, Two Bedrooms, Bathroom with Shower, Enclosed Rear Garden, Allocated Parking Spaces.

NO ON-GOING CHAIN.

GROUND FLOOR

Enclosed Porch Entrance

Laminate floor covering, double glazed window, store cupboard.

Hallway

Laminate floor covering, central heating radiator, recess under stairs, store cupboard.

Fitted Kitchen/Dining Room

12' 11" x 8' 4"

Matching base and wall units, roll edge work surfaces, single drainer sink, 'built-in' oven and 4-ring gas hob unit with cooker hood air extractor fan above, tiled splashbacks, double glazed window to fore, plumbing for an automatic washing machine, tiled floor covering.

Lounge

14' 10" x 9' 11"

Central heating radiator, double glazed door to:-

Conservatory

10' 10" x 7' 7"

Laminate floor covering, double glazed windows and double glazed door to rear garden.

FIRST FLOOR

Landing

Loft access, store cupboard, cupboard housing 'Worcester' gas fired combination gas central heating boiler.

Bedroom 1

14' 11" x 10' 1"

Two double glazed windows to the rear, central heating radiator, 'built-in' wardrobes.

Bedroom 2

8' 9" x 8' 9"

Double glazed window to fore, 'built-in' wardrobes, laminate floor covering.

Bathroom

5' 11" x 5' 9"

Panelled bath with 'Triton' over bath shower fitted, folding glazed shower screen, pedestal wash hand basin, low flush W.C., part tiled walls, central heating radiator, double glazed window, tiled floor covering.

OUTSIDE

Gardens

To fore gravel area with shrubs and approach pathway. The enclosed rear garden has patio, pathway, lawn, flower and shrub borders and rear tradesman's entrance.


Car Parking

There is an allocated car parking space to the side of the neighbours property and an additional car parking space at the rear of the garden.

OTHER INFORMATION

Tenure - We are advised that the property is Freehold, however interested parties should verify this information 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		84
(69-80) C	70	
(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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