

Barratt Last

ESTATE AGENTS

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LILLINGTON GROVE, SHARD END, B34 7PZ
£170,000 FREEHOLD

- Freehold End Terrace Residence
- Two Double Bedrooms
- Double Glazing
- Bathroom With Shower
- Cul-de-Sac Location
- Gas Central Heating
- Fitted Kitchen (including oven & Hob)
- Good Sized Rear Garden Overlooking School Playing Fields

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A Freehold centrally heated, double glazed End Terrace residence situated in a Cul-de Sac location.

The property benefits from:- Hallway, through Lounge, Fitted Kitchen including oven and hob, Covered Side Entrance, Two Double Bedrooms, Bathroom with shower and a good sized rear garden.

GROUND FLOOR

Canopy Porch Entrance

Hallway

Central heating radiator, recess understairs, meter cupboard.

Through Lounge/Dining Room

23' 11" x 11' 4"

Double glazed window to fore, central heating radiator.

Fitted Kitchen

9' 1" x 6' 2"

Matching fitted base and wall units, roll edge work surfaces, 'built-in' oven and 4-ring ceramic hob unit, single drainer stainless steel sink, tiled splashbacks, double glazed window to rear, central heating radiator, door leading to:-

Covered Side Entrance

Doors to front and rear gardens, store room off.

FIRST FLOOR

Landing

2 store cupboards, one of which houses the 'Vaillant' gas fired combination central heating boiler, loft access.

Bedroom 1

14' 8" x 9' 11"

Two double glazed windows to fore, central heating radiator.

Bedroom 2

12' 9" x 11' 5"

Double glazed window to rear, central heating radiator.

Bathroom

Panelled bath with 'Triton' over bath shower fitted, pedestal wash hand basin, low flush WC, part tiled walls, double glazed window, central heating radiator.

OUTSIDE

Gardens

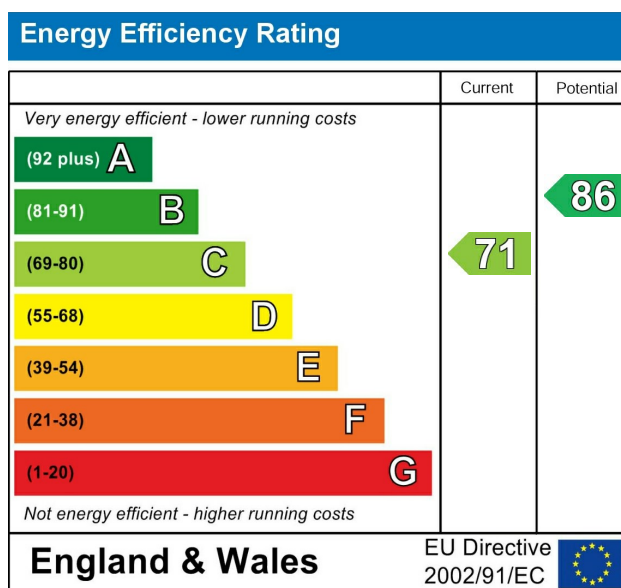
Paved frontage.

Good sized rear garden with patio, fenced lawn area and brick built store, overlooking school playing fields.

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.



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