

# Barratt Last

ESTATE AGENTS

0121 776 5744



NEARMOOR ROAD, SHARD END, B34 7QE  
£900 PER CALENDAR MONTH

- Well Presented End Terrace
- Through Lounge
- Shower Room
- Off Road Parking
- Two Double Bedrooms
- Fitted Kitchen
- Central Heating & Double Glazing
- Available December 2023

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Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.  
Registered office: 301-303 Chester Road B36 0JG



A well presented End Terraced residence, with central heating, double glazing, Porch, Hall, Through Lounge, Kitchen, Two Double Bedrooms, Shower Room and gardens.

Available December 2023.

## GROUND FLOOR

### Double Glazed Porch Entrance

### Hallway Leading To:-

### Through Lounge

With feature fireplace.

### Fitted Kitchen

With freestanding cooker.

### Stairs To :-

## FIRST FLOOR

### Landing

### Bedroom 1

### Bedroom 2

### Shower Room

With glazed shower cubicle, sink unit, low flush w.c.

## OUTSIDE

### Gardens


Front garden with off road parking and enclosed rear garden.

## ADDITIONAL INFORMATION

Reservation Fee - £205.00 Deposit £1,038.00. Available December 2023.

Council Tax - Band B - Birmingham City Council.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

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