

Barratt Last

ESTATE AGENTS

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EAST MEADWAY, TILE CROSS, B33 0EN
£190,000 FREEHOLD

- Well Presented Freehold Mid-Terrace Property
- Two Double Bedrooms
- Double Glazing
- Internal Viewing Strongly Recommended
- Gas Central Heating
- Good Sized 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 well presented, Freehold, centrally heated, double glazed, mid terraced residence which must be viewed internally in order to be fully appreciated.

The property comprises:-

Hall, Through Lounge, Kitchen, Two Double Bedrooms, Fully Tiled Bathroom with Shower, Fully Tiled Separate WC and Good Size Gardens to Front and Rear.

Wimpy No Fines Non Standard Construction.

GROUND FLOOR

Canopy Porch Entrance

Hallway

Laminate floor covering, gas central heating radiator with cover, recess under stairs, meter cupboard, stairs with spindled balustrade leading to first floor.

Attractive Through Lounge/Dining Room

22'7 x 11'10

Double glazed bay window to fore, 2 gas central heating radiators, 'Adam' style fireplace, double glazed French doors to rear garden.

Fitted Kitchen

9'9 x 8'10

Matching fitted base and wall units, roll edge work surfaces, 1 1/4 bowl single drainer stainless steel sink, double glazed window, fully tiled walls, laminate floor covering, 'Worcester' wall mounted gas fired central heating boiler, door to :-

Covered Side Entrance

Doors to front and rear gardens, plumbing for domestic appliances.

FIRST FLOOR

Landing

Loft Access

Bedroom 1

18'8 x 10'1

2 Double glazed windows to fore, gas central heating radiator.

Bedroom 2

11'2 x 9'11

Double glazed window to rear, 2 'built-in' wardrobes, gas central heating radiator.

Family Bathroom

Fully tiled walls, panel bath with mixer tap shower attachment, 'Triton' overbath shower fitted, shower curtain & rail, pedestal wash hand basin, chrome gas central heating radiator, double glazed window.

Separate WC

Fully tiled walls, low flush WC, gas central heating radiator, double glazed window.

OUTSIDE

Good Sized Gardens


To the fore, predominantly gravelled with approach pathway and small artificial lawn, at the rear, timber decking, lawn, tool store.

OTHER INFORMATION

We are advised that the property is Freehold, however, this should be checked with a legal representative.

Birmingham City Council - Tax Band B.

Wimpy No Fines Non Standard Construction.

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (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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