

# Barratt Last

ESTATE AGENTS

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**FLAT 2, 98 PITHALL ROAD, SHARD END, B34 7PT**  
**£125,000 LEASEHOLD**

- Spacious 1st Floor Flat
- 2 Reception Rooms
- Overlooks Norman Chamberlain Park
- Three Bedrooms
- Central Heating & Double Glazing
- No On-Going Chain

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A spacious 1st Floor, Three Bedroom Flat being offered for sale with No On-Going Chain. The property overlooks Norman Chamberlain Park and benefits from gas fired radiator central heating and double glazed windows. The accommodation briefly comprises of:- Front Entrance/Hallway, Lounge, Dining Room, Fitted Kitchen, Bathroom with Separate Shower. No On-Going Chain.

## FIRST FLOOR

### Communal Landing

Store cupboard off.

### Front Entrance/Hallway

Laminate floor covering, central heating radiator, 2 store cupboards and meter cupboard.

### Lounge

19' 5" x 9' 9"

Laminate floor covering, double glazed windows to front and side, central heating radiator, 'Adam' style fire surround, 'coal effect' gas fire fitted.

### Dining Room

10' 6" x 8' 4"

Laminate floor covering, central heating radiator.

### Kitchen

11' 7" x 9' 7"

Fitted base cupboards, single drainer stainless steel sink, 'built-in' oven and 4 ring gas hob unit, tall store cupboard, tiled splashbacks, 2 double glazed windows, cupboard housing 'Ideal' gas fired central heating boiler.

### Bedroom 1

14' 0" x 9' 2"

2 double glazed windows, central heating radiator.

### Bedroom 2

10' 6" x 10' 6"

Double glazed window, central heating radiator, 'built-in' wardrobe.

### Bedroom 3

11' 10" x 6' 6"

Double glazed window, central heating radiator, 'built-in' wardrobe.

## Bathroom

8' 11" x 6' 0"

Panelled bath with tiled splashback, pedestal wash hand basin, low flush w.c., separate shower cubicle, central heating radiator, double glazed window and access to loft area.


## Outside

Further store cupboard and small strip of garden to the rear of the bloc.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Leasehold with approximately 100 years unexpired, subject to an annual Service Charge of £250 per annum and Ground Rent of £10 per annum. We would advise prospective purchasers to have this information verified by their legal representative.

Council Tax - Band A - Birmingham City Council.

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

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