Barratt Last
ESTATE AGENTS



39 Hurst Lane

Shard End, Birmingham, B34 7HS

£95,000

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A good size Two Bedroomed Ground Floor Flat with large driveway to front providing 'off road' parking, private rear garden and located close to local amenities. Having central heating, double glazing, Hallway, Lounge with Utility area off, re-fitted kitchen with built-in oven, hob, cooked hood, fridge and freezer, modern Bathroom with shower.
The property is being sold with no on-going chain.







Communal Hallway

Entrance Hall
Central heating radiator, meter cupboard off. Doors to:

Lounge 17'4" x 10'8" (5.29 x 3.26)
Double glazed window to fore, central heating radiator, UPVC panelled and double glazed door to Utility Area with double glazed windows.

Fitted Kitchen 8'0" x 7'11" (2.44 x 2.42)
Re-fitted with a range of modern fitted base and wall units. Matching tall larder until, roll edge work surfaces, single drainer, stainless steel, sink unit. Tiled splashbacks to work surface areas, built-in single door electric over, stainless steel 4 ring gas hob and stainless steel cooker hood air extractor fan over, integrated fridge and freezer, plumbing for automatic washing machine, concealed wall mounted gas fired combination central heating boiler, double glazed window to fore.

Bedroom 1 14'3" x 9'8" (4.36 x 2.95)
Central heating radiator, double glazed window and double glazed door to rear garden.

Bedroom 2 11'10" x 9'8" (3.61 x 2.95)
Double glazed window to rear and central heating radiator.

Bathroom
Modern white suite comprising :-
Bath with thermostatic shower over, glazed shower screen, vanity unit with inset wash hand basin, low flush W.C. Chrome central heating towel radiator, double glazed windows to fore, full height tiling to the bath/shower area.

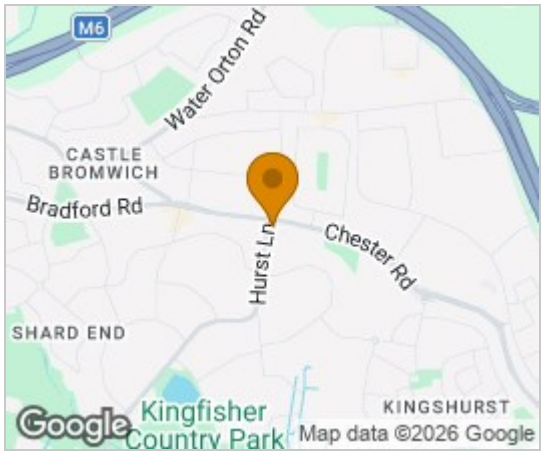
OUTSIDE
Paved and brick paviour drive to fore providing multiple 'off road' parking.
Gated side access to the rear garden which is paved.

ADDITIONAL INFORMATION
Tenure - We understand that the property is Leasehold with approximately 97 years unexpired. Details of the Service Charge and Ground Rent is to be confirmed.

We would advise all interested parties to have this information verified by a Legal Representative.

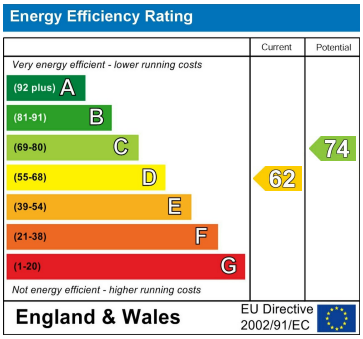
Council Tax - Band A - Solihull MBC.

Area Map



Floor Plans

Energy Efficiency Graph



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