

2254 FRITZ ALLEN STREET, SANSOM PARK, TEXAS 76114

3 BD | 2 BA | 1,821 SQ. FT | 0.28 ACRE LOT

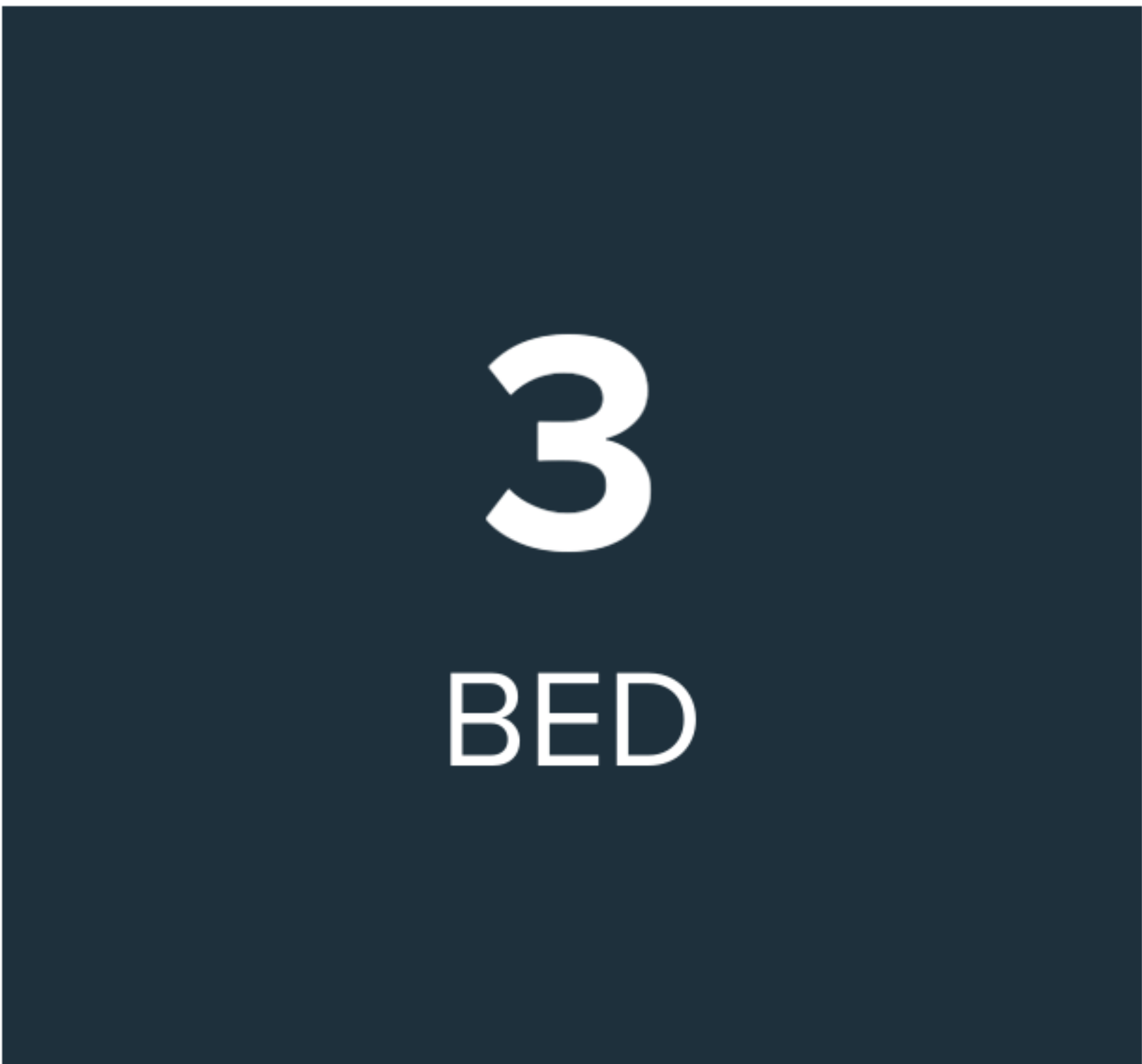
OFFERED AT

\$295,000



## ABOUT THIS PROPERTY

Welcome to this fully renovated home where every detail has been thoughtfully updated. From the brand-new roof and Hardie board siding to the freshly poured driveway and sidewalks, this property has been completely redone inside and out. Step inside to find an open, refreshed interior with new flooring, paint, sheetrock, and spray foam insulation for comfort and efficiency. The kitchen features all-new cabinets, granite countertops, and stainless steel range and dishwasher. Bathrooms showcase new fixtures, sinks, faucets, shower, bathtub, and water heater. Enjoy the warmth of a new electric fireplace accented with a custom stone wall.



1,821  
SQ. FT.

0.28  
ACRE LOT



**ROLANDO LOPEZ**  
Key Title Group  
m: (214) 603-6263  
e: rolando@keytitlegroupdfw.com



701 Highlander Blvd, Suite 410, Arlington, TX 76015



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VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1** mile.

- COFFEE  
0.3 MI
- GAS  
0.3 MI
- MEDICAL  
0.3 MI
- GROCERIES  
0.3 MI
- ATM  
0.5 MI
- PHARMACY  
1 MI
- CLEANERS  
1.1 MI
- MOVIE THEATER  
1.5 MI
- GYM  
1.6 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **10** private schools and **5** charter schools within **5** miles.

- 6** RATING  
PK-5 CASTLEBERRY ELEMENTARY SCHOOL  
ASSIGNED
- 6** RATING  
6-8 MARSH MIDDLE SCHOOL  
ASSIGNED
- 3** RATING  
9-12 CASTLEBERRY HIGH SCHOOL  
ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- LAKE BURGER'S LAKE  
(1.3 MILES)
- HIKING BUCK SANSOM PARK  
(2.1 MILES)
- GOLF COURSE ROCKWOOD GOLF COURSE  
(2.5 MILES)
- PARK CASINO BEACH PARK PLAYGROUND  
(2.6 MILES)



NEIGHBORHOOD EATS

This home is located near **131** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

|               |    |                       |    |
|---------------|----|-----------------------|----|
| MEXICAN       | 24 | ASIAN                 | 7  |
| AMERICAN      | 23 | BARBECUE              | 7  |
| FAST FOOD     | 22 | STEAKHOUSES           | 7  |
| INTERNATIONAL | 12 | CAFES, COFFEE AND TEA | 6  |
| PIZZA         | 10 | OTHER                 | 15 |

