

Barratt Last

ESTATE AGENTS

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CASTLE HILLS DRIVE, CASTLE BROMWICH, B36 9BP
£460,000 FREEHOLD

- Freehold Detached Residence on a Wide Corner Plot
- Fitted Kitchen/Breakfast Room
- Four Bedrooms (En-suite Shower Room off Master)
- Central Heating and Double Glazing (as described)
- Two Reception Rooms and Two Conservatories
- Side-by-Side Garages
- Fitted Guests Cloakroom
- Secluded Rear Garden Extending To Both Sides Of The Property

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Full Description

Occupying a wide corner plot this well presented Freehold Detached residence has gardens extending to both sides of the property, Side by Side Garages, Enclosed Porch Entrance, Hall, Fitted Guests Cloakroom/W.C., Lounge, Dining Room, Fitted Kitchen/Breakfast Room, Two Separate Conservatories, FOUR Bedrooms with En-Suite Shower Room off one, Family Bathroom, central heating and double glazing (as described) and security alarm.

The property is situated within walking distance of Castle Bromwich Hall, Gardens and Parish Church.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed sliding entrance door, matching side window panels.

Hallway

Central heating radiator, doors to garages and:-

Fitted Guests Cloakroom

Low flush w.c., wash hand basin, fully tiled walls, central heating radiator, double glazed window.

Lounge

16' 0" x 13' 5"

Double glazed window to rear, feature coated fireplace with modern 'coal effect' inset fire, central heating radiator.

Dining Room

13' 1" x 8' 5"

Central heating radiator, double glazed window and door to:-

Domed Conservatory

12' 7" x 6' 7"

Laminate floor covering, double glazed windows and doors to rear garden.

Fitted Kitchen and Breakfast Room

17' 5" x 8' 7"

Matching fitted base and wall units, roll edge worksurfaces, one and a quarter bowl single drainer stainless steel sink, integrated refrigerator and dishwasher, stainless steel cylindrical cooker hood air extractor fan, central heating radiator, double glazed window to fore, tiled floor covering, cupboard housing 'Worcester' combination gas central heating boiler, double glazed door to side garden, part tiled walls.

FIRST FLOOR

Landing

Spindle balustrade staircase, access to loft, Airing Cupboard, double glazed window to side.

Bedroom 1

13' 1" x 10' 5"

Double glazed window to rear, fitted wardrobes with full height mirrored doors, central heating radiator. Door to:-

En-Suite Shower Room

Fully tiled walls, shower cubicle with glazed door and Gainsborough shower over, pedestal wash hand basin, low flush w.c., chrome heated towel rail/radiator, tiled floor, window to side.

Bedroom 2

11' 3" x 10' 5"

Double glazed window to rear, central heating radiator.

Bedroom 3

9' 10" m x 8' 3" m min x 9' 1" max

Double glazed window to fore, central heating radiator.

Bedroom 4

7' 8" x 7' 10"

Double glazed window to fore, central heating radiator.

Well Appointed Family Bathroom

Panelled bath, over bath shower fitment with two shower heads, glazed shower screen, low flush w.c., wash hand basin with store cupboards beneath, fully tiled walls, chrome central heating radiator, double glazed window, sunken spot light fittings to ceiling.

OUTSIDE

Side by Side Garages

Garage 1 - 17' 2" x 7' 9" (5.23m x 2.36m) Plumbing for domestic appliances.

Garage 2 - 18' 7" x 8' 2" (5.66m x 2.48m)

Conservatory 2

12' 4" x 7' 6"

Double glazed windows and doors to rear garden.

Gardens

The property occupies a wide plot with gardens extending to both sides of the building.

To the fore there is a block paved driveway, lawns, side tradesman's entrance leading to the rear with patio, lawns, shrubs, garden shed and exterior lighting.


The rear garden is secluded and has potential for extending the property (subject to appropriate consent).

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however this information should be verified by a Legal Representative.

Council Tax - Tax Band F - Solihull Metropolitan Borough Council.

Energy Efficiency Rating

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