

# Barratt Last

ESTATE AGENTS

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## GOODWOOD CLOSE, BROMFORD BRIDGE, B36 8QB £165,000 FREEHOLD

- Spacious Freehold Town House
- Accommodation on Three Levels
- Radiator Central Heating
- Integral Garage
- Three Bedrooms
- Cul-De-Sac Location of Privately Owned Homes
- Double Glazing
- No On-Going Chain

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A Freehold Mid-Town House residence situated in a cul-de-sac location of privately owned homes.

The property offers gas centrally heated and double glazed accommodation on three levels and briefly comprises:-

Enclosed Porch Entrance with Downstairs W.C. off, Hallway, Lounge, Spacious Fitted Kitchen (incl. oven and hob), Three Bedrooms, Shower Room, Integral Garage and Gardens.

The property is being sold with NO ON-GOING CHAIN.

## GROUND FLOOR

### Enclosed Porch Entrance

Laminate floor covering, access to integral garage.

### Inner Hallway

Laminate floor covering, 2 central heating radiators, meter cupboards.

Stairs leading off to:-

## FIRST FLOOR

### Landing

Laminate floor covering.

### Lounge

15' 0" x 14' 11"

Laminate floor covering, central heating radiator, double glazed window and door to rear garden.

Stairs leading off to:-

## SECOND FLOOR

### Landing

### Fitted Kitchen/Dining Room

9' 8" x 8' 8"

Matching fitted base and wall units, roll edge worksurfaces, built-in oven and 4 ring gas hob unit, single drainer stainless steel sink, part tiled walls, double glazed window to fore, central heating radiator, plumbing for domestic appliances, tiled floor covering, sunken spot light fittings to ceiling.

### Second W.C.

Low flush w.c., wash hand basin with store cupboard beneath, double glazed window, cupboard housing the gas fired central heating boiler.

Stairs leading off to:-

## THIRD FLOOR

### Landing

Double glazed window.

### Bedroom 1

13' 6" x 8' 10"

Double glazed window, central heating radiator.

### Bedroom 2

11' 6" x 8' 8"

Double glazed window, central heating radiator.

### Bedroom 3

10' 11" x 5' 10"

Double glazed window, central heating radiator.

### Shower Room

Shower cubicle with glazed screens and 'Triton' fitment, wash hand basin with store cupboard beneath, low flush w.c., central heating radiator, double glazed window, sunken spot light fittings to ceiling.

## OUTSIDE

### Integral Garage

### Gardens


Block paved to fore.

Predominately paved at rear.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all interested parties to verify this information with their Legal Representative.

Council Tax Information - Band B - 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>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>56</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	

## HOME TO SELL?

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