# **Barratt Last**

### ESTATE AGENTS

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## PARK HALL CRESCENT, CASTLE BROMWICH, B36 9SU £470,000 FREEHOLD

- Well Extended, Freehold Detached
- Three Reception Rooms
- · Guest Cloakroom
- En-Suite & Family Bathroom

- Four Double Bedrooms
- Spacious Kitchen/Breakfast Room
- Utility Room
- Garage & Multiple Parking To Fore

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk



A well extended Freehold Detached residence, set well back behind a block paved driveway providing a multiple car parking facility. The property benefits from central heating and double glazing and comprises of:- Enclosed Porch Entrance, Welcoming Reception Hall, Three Reception Rooms (with the rear room being extended), Extended Kitchen/Breakfast Room, Laundry Room, Fitted Guest Cloakroom, FOUR Double Bedrooms (En-Suite Shower Room off Bedroom 1), Family Bathroom, Side Garage and Pleasant Rear Garden.

#### **GROUND FLOOR**

#### **Enclosed Porch Entrance**

#### **Welcoming Reception Hall**

Central heating radiator.

#### **Fitted Guest Cloakroom**

Wash hand basin with store cupboard beneath, low flush w.c., part tiled walls, air extractor fan.

#### **Front Reception Room**

19'0" x 11'6"

Double glazed bay window to fore, central heating radiator, 'Adam' style fireplace, 'coal effect' fitted gas fire.

#### **Extended Rear Reception Room**

13' 1" x 11' 6"

Extending into:-

#### **Additional Sitting Room**

12' 6" x 11' 8"

Double glazed windows looking out to pleasant rear garden, central heating radiator.

#### **Extended Kitchen/Breakfast Room**

24' 7" x 14' 1"

Matching base and wall units, roll edge worksurfaces, 1 and 1/4 bowl single drainer sink, 'built-in' double oven and 4 ring gas hob unit, cylindrical cooker hood air extractor fan, tiling to splash prone areas, laminate floor covering, sunken spot light fittings to ceiling, 2 double glazed patio door to rear garden.

#### **Laundry Room**

12' 10 " x 5' 11"

Single drainer stainless steel sink with cupboard beneath, double glazed door to rear garden, tiled floor covering.

#### **Reception Room 3**

20' 0" x 9' 2"

Double glazed window to fore, laminate floor covering.

#### FIRST FLOOR

#### Landing

Double glazed window, store cupboard.

#### **Bedroom 1**

12' 9" x 11' 6"

Double glazed window to rear, fitted wardrobes and over head cupboards, dressing table, central heating radiator. Door to:-

#### **En-Suite Bathroom**

Panelled bath, pedestal wash hand basin, low flush w.c., shower cubicle with fitment, central heating radiator, double glazed window, part tiled walls.

#### **Bedroom 2**

14' 1" x 11' 6"

Double glazed window to fore, central heating radiator.

#### **Bedroom 3**

12' 2" x 9' 6"

Double glazed window to fore, central heating radiator.

#### **Bedroom 4**

9' 2" x 7' 7"

Double glazed window to fore, central heating radiator.

#### **Family Bathroom**

8' 10" x 8' 10"

Panelled bath, wash hand basin with store cupboard beneath, low flush w.c., shower cubicle with shower fitment, fully tiled walls, central heating radiator, double glazed window, tiled floor covering.

#### **OUTSIDE**

#### Side Garage

Power and lighting, 'Vaillant' combination gas fired central heating boiler.

#### **Good Size Gardens**

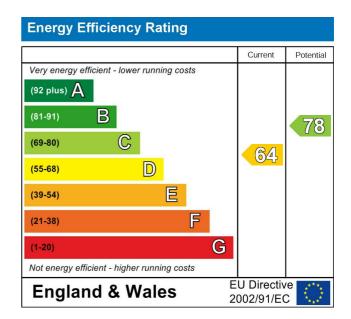
Block paved drive and lawn to fore.

At the rear there is a patio, lawn, flower and shrub borders, tradesman's side entrance.

#### ADDITIONAL INFORMATION

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

Council Tax - Band F - Solihull Metropolitan Borough Council.



#### **HOME TO SELL?**

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

#### 4 bedroom detached house for sale in Park Hall Crescent, Birmingham, B36, B36



Total floor area 212.2 sq.m. (2,284 sq.ft.) approx