

Barratt Last

ESTATE AGENTS

0121 776 5744



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

Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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