

Barratt Last

ESTATE AGENTS

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RUNCORN CLOSE, BACONS END, B37 6QX
OFFERS OVER £235,000 FREEHOLD

- Freehold Semi-Detached Residence
- Popular Residential Location
- Double Glazing
- Side Garage
- 3 Bedrooms
- Gas Central Heating
- Large Gardens
- NO ON-GOING CHAIN

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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.



Situated on a popular residential development of similar privately owned homes, this Freehold Semi-Detached residence is being sold with NO ON-GOING CHAIN. With large gardens providing scope for extending the main building (subject to appropriate planning consent), the property has gas central heating, double glazing, security alarm, Hall, Through Lounge/Dining Room, modern fitted Kitchen (including oven and hob), Three Bedrooms, Bathroom with Shower, side Garage and parking for multiple vehicles to the fore.

GROUND FLOOR

Canopy Porch Entrance

Hallway

Gas central heating radiator.

Through Lounge/Dining Room

27' 3" x 11' 0" (max) 7' 0" (min)

Double glazed bay window to fore, 2 gas central heating radiators, stone fireplace with 'log effect' gas fire fitted, sliding double glazed patio doors opening to a good size rear garden area.

Fitted Kitchen

10' 6" x 7' 9"

Matching fitted base and wall units, single drainer stainless steel sink, work surfaces, 'built-in' oven with 4 ring gas hob unit over and cooker hood air extractor fan above, tiled splashbacks, double glazed window to rear, gas central heating radiator, store cupboard, tiled floor covering.

FIRST FLOOR

Landing

Side double glazed window, cupboard housing 'Intergas' central heating boiler, access to loft area.

Bedroom 1

13' 9" x 8' 7"

Double glazed window to fore, gas central heating radiator.

Bedroom 2

11' 1" x 8' 8"

Double glazed window to rear, gas central heating radiator.

Bedroom 3

10' 11" x 6' 2"

Double glazed window to fore, central heating radiator, 'built-in' clothes cupboard.

Bathroom

8' 5" x 5' 4"

Panelled bath, with 'Triton' over bath shower fitted, shower curtain and rail, pedestal wash hand basin, low flush w.c., part-tiled walls, gas central heating radiator, double glazed window.

OUTSIDE

Side Garage

Good Sized Gardens

Imprinted 'cobbled' forecourt driveway providing car parking for multiple vehicles.

The large rear garden offers scope for extending the main building (subject to planning consent) and has an imprinted paved patio area, substantial lawned area with shrub borders, garden shed and screen fencing to boundaries.

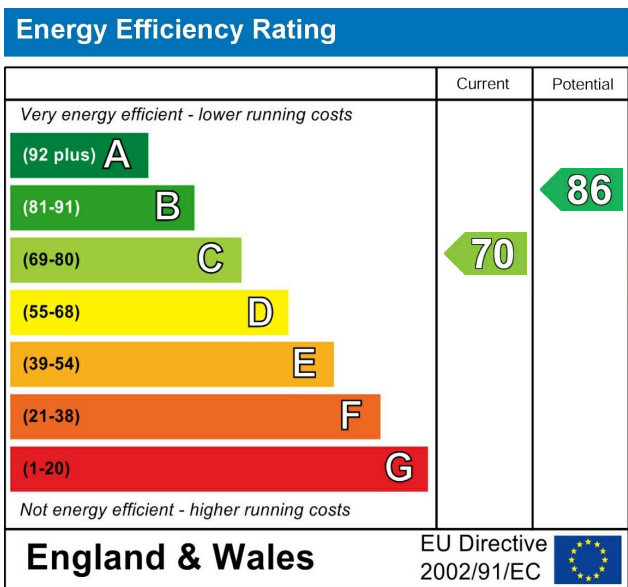
ADDITIONAL INFORMATION

Tenure

We are advised that the property is Freehold but prospective buyers should check this with a legal representative.

Council Tax

Band C - Solihull Metropolitan Borough Council.



HOME TO SELL?

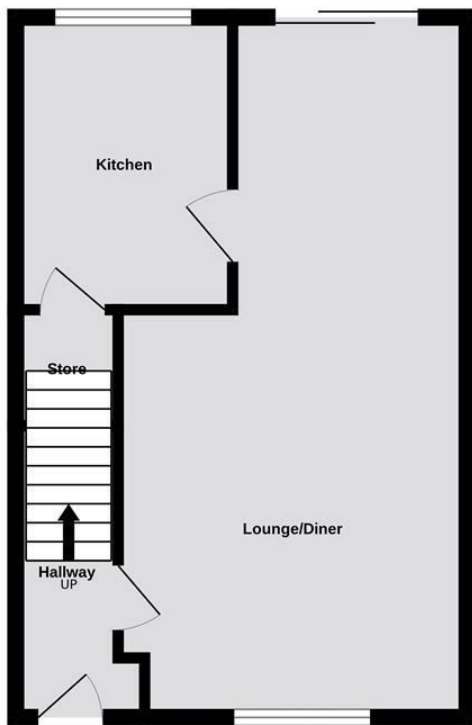
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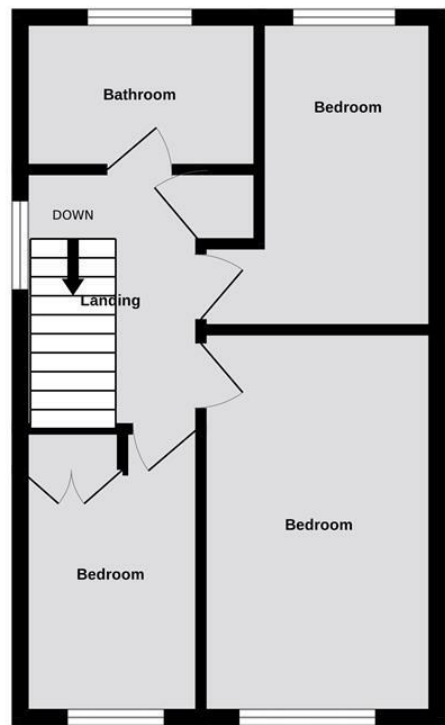


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Ground Floor



1st Floor



4 Runcorn Close B37 6qx

Measurements are approximate. Not to scale. Illustrative purposes only
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