

Barratt Last

ESTATE AGENTS

0121 776 5744



SOUTHFIELD AVENUE, CASTLE BROMWICH, B36 9BA
£280,000 FREEHOLD

- Traditional Freehold Semi-Detached
- Double Glazing
- Sought After Location
- Modernisation Required
- Three Bedrooms
- Side Garage/Utility
- Good Size South Facing Rear Garden
- NO ON-GOING CHAIN

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 Traditional Freehold Semi-Detached residence in need of modernisation, which is reflected in the asking price. The property is situated in a much sought after location and briefly comprises:- Enclosed Porch Entrance, Hallway, Extended Through Lounge/Dining Room, Kitchen, Three Bedrooms, Bathroom with Shower, Separate W.C., Side Garage/Utility, Good Size Rear Garden.

NO ON-GOING CHAIN

GROUND FLOOR

Enclosed Porch Entrance

Hallway

Two storage cupboards.

Through Lounge/Dining Room

25' 11" x 13' 1" max 9' 11" min

Double glazed bay window to fore, recess to chimney breast with 'coal effect' gas fire fitted, folding timber divider doors, coated fireplace and electric fire, double glazed window to rear.

Kitchen

10' 5" x 7' 3"

Fitted base units, single drainer stainless steel sink, roll edge worksurfaces, double glazed window to rear, store room suitable for refrigerator, door to side garage/utility.

FIRST FLOOR

Landing

Access to loft area with boarding, 'pull down' ladder and light.

Bedroom 1

14' 7" x 10' 1"

Double glazed bay window to fore, fitted wardrobes and dressing table to one wall.

Bedroom 2

13' 4" x 8' 10"

Double glazed window to rear, fitted wardrobes and dressing table to one wall.

Bedroom 3

9' 3" x 6' 10"

Double glazed window to fore, built-in wardrobe.

Bathroom

9' 0" x 7' 3"

Part tiled walls, panelled bath with 'Triton' overbath shower fitted, glazed shower screen, wash hand basin set into vanity unit, airing cupboard, linen cupboards, double glazed window.

Separate Low Flush W.C.

Part tiled walls, double glazed window.

OUTSIDE

Side Garage/Utility

29' 11" x 6' 10"

Double timber opening doors to fore.

2nd W.C. off with plumbing for automatic washing machine, double glazed window and double glazed door to rear garden.

Gardens


Lawn and driveway to fore.

At the rear the South Facing Garden extends to approx 95 ft and has patio, lawn, shrubs.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise that this information is verified with a Legal Representative.

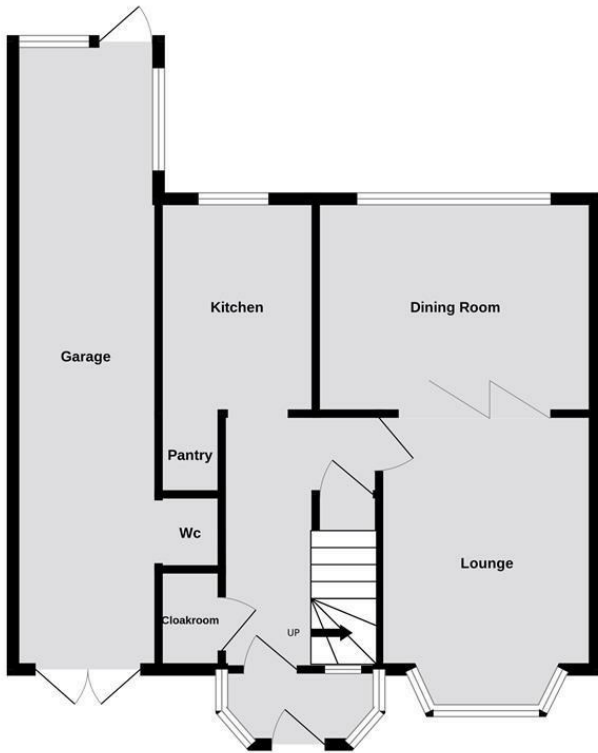
Council Tax - Band D - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

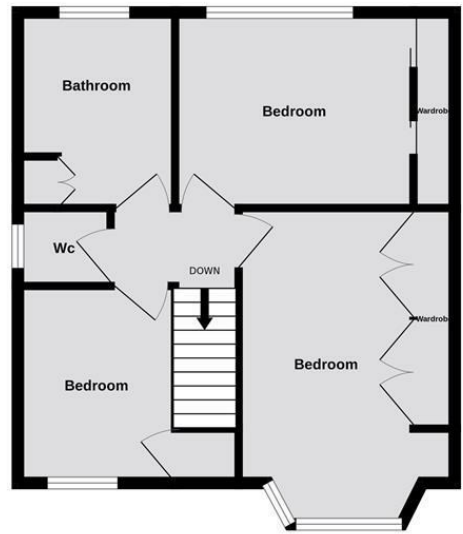
HOME TO SELL?

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

Ground Floor



1st Floor



8 Southfield Avenue B36 9ba

Measurements are approximate. Not to scale. Illustrative purposes only.
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