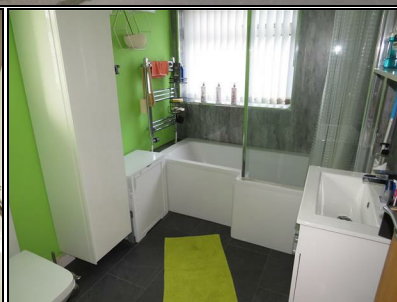


# Barratt Last

ESTATE AGENTS

0121 776 5744



**34 CORINNE CROFT, KINGSHURST, B37 6NS**  
**£255,000 FREEHOLD**

- Traditional Freehold Semi-Detached In A Popular Road
- Extended Fitted Kitchen
- Good Size Rear Garden
- 3 Bedrooms
- Central Heating & Part Double Glazing
- Block Paved Drive To Fore & Side/Rear Garage

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



Situated in a popular cul-de-sac location off Cooks Lane. a traditional Freehold Three Bedroomed Semi-detached residence with gas fired central heating, partial double glazing, block paved driveway to fore providing off road parking and access to side/rear Garage.

Fully Enclosed Porch Entrance, Hallway, Lounge/Dining Room, extended fitted Kitchen including oven and hob, Lean-to at rear, re-fitted Family Bathroom with shower and good sized rear garden.

## GROUND FLOOR

### Fully Enclosed Porch Entrance

#### Hallway

Hardwood front door, side window panels, wood effect flooring, gas central heating radiator, understairs store cupboard.

#### Lounge Area

13' 7" x 9' 2"

Double glazed bay window to fore, gas central heating radiator, squared opening to:-

#### Dining Area

12' 11" x 9' 2"

Timber flooring, gas central heating radiator, double glazed patio doors opening to rear lean-to.

#### Extended Fitted Kitchen

14' 10" x 6' 3"

Fitted base units and tall larder cupboard, 1 and 1/4 bowl stainless steel single drainer sink, 'built-in' stainless steel oven and 4-ring gas hob unit with cylindrical cooker hood air extractor fan above, tiled splashbacks, breakfast bar, wall mounted gas fired central heating boiler in cupboard housing, tiled floor covering, 2 windows and door to:-

#### Lean-To

At the rear of the house providing a useful storage area and housing plumbing for domestic appliances, windows and door to rear garden.

## FIRST FLOOR

#### Landing

Side window, loft access.

#### Bedroom 1

12' 8" x 9' 5"

Double glazed bay window to fore, gas central heating radiator.

#### Bedroom 2

12' 11" x 9' 5"

Window to rear, fitted mirror fronted wardrobes, gas central heating radiator.

#### Bedroom 3

7' 11" x 6' 3"

Window to fore, gas central heating radiator.

#### Re-Fitted Bathroom

White bathroom suite consisting of panelled bath, overbath shower fitted with square head, glazed shower screen, wash hand basin with store cupboard beneath, low flush W.C, two windows and tiled floor covering.

## OUTSIDE

### Side/Rear Garage

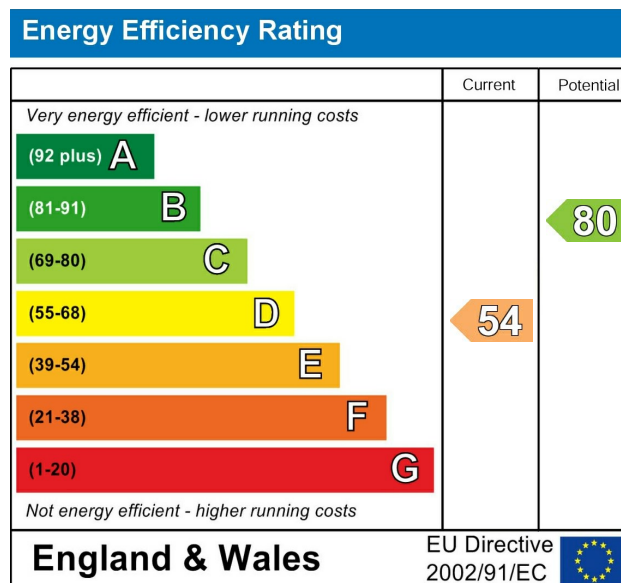
#### Gardens

The property is set back from the roadway behind a predominantly block-paved forecourt providing off road parking facility. At the rear, the good sized garden has tradesman's side entrance, patio, lawn, garden shed, screen fencing.

## ADDITIONAL INFORMATION

Tenure: - The property is currently Leasehold, however the current owners are in the process of purchasing the Freehold interest and prospective purchasers are advised to verify this information with their legal representative.

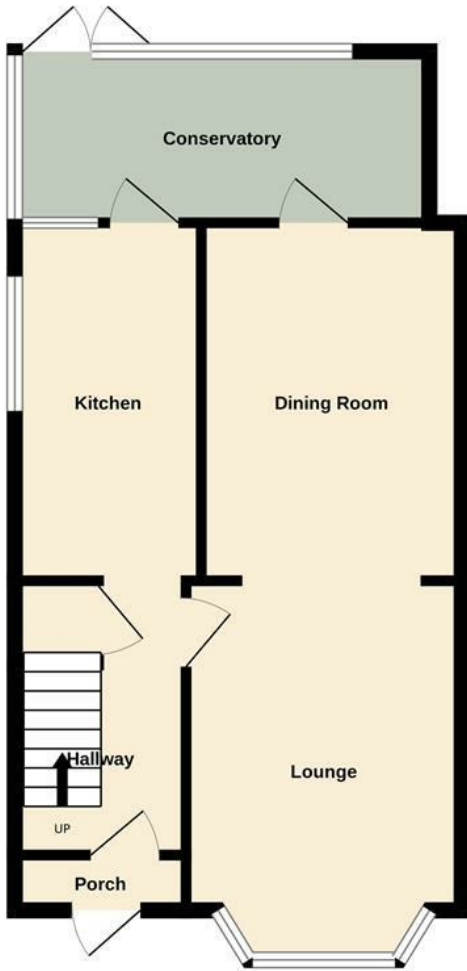
Council Tax: Band C - Solihull Metropolitan Borough Council.



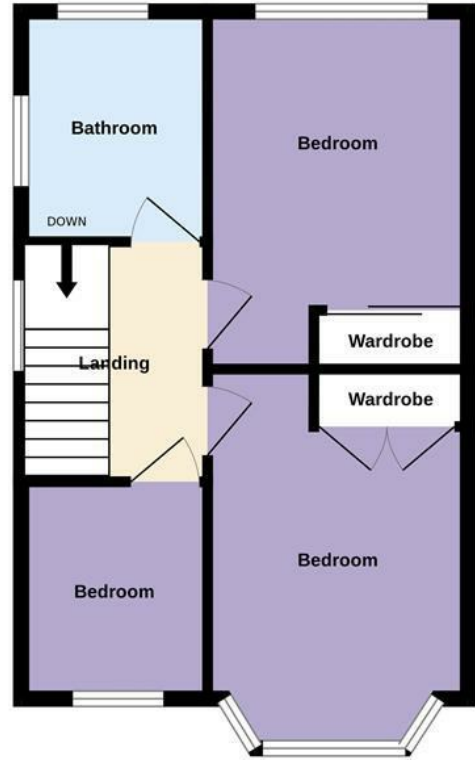
## HOME TO SELL?

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

Ground Floor



1st Floor



34 Corrine Croft B37 6ns

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