

Barratt Last

ESTATE AGENTS

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14 TACKFORD CLOSE, CASTLE BROMWICH, B36 9TA
£319,995 FREEHOLD

- Extended Freehold Detached Property in a Cul-de-Sac Location
- Three Bedrooms (Fitted Wardrobes in Largest Two)
- Two Reception Rooms
- Gas Central Heating & Double Glazing
- Situated on a Wide Corner Plot with Detached Garage
- Guest Cloakroom
- Large Conservatory
- Offered For Sale with 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.
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Situated in a Cul-de-Sac location on the popular 'Parkfields' development, this Freehold Detached residence has a single storey extension to one side and is offered for sale with Vacant Possession.

The property occupies a wide corner plot and briefly comprises:-

Enclosed Porch Entrance, Hallway, Two Separate Reception Rooms, Fitted Kitchen/Dining Room, Guest Cloakroom, Rear Conservatory, Three Bedrooms, Shower Room, Gardens to Rear and Fore, Detached Garage, Gas Central Heating and Double Glazing.

GROUND FLOOR

Enclosed Porch Entrance

Hallway

Laminate flooring, gas central heating radiator.

Dining Room Extension

21' 0" x 10' 1"

Two double glazed windows to fore, gas central heating radiator.

Lounge

16' 0" x 13' 2"

Double glazed window to fore, 'coal effect' gas fire fitted, gas central heating radiator, sliding double glazed patio doors opening to:-

Domed Rear Conservatory

13' 10" x 7' 2"

Gas central heating radiator, tiled 'floor covering' windows and door to rear garden.

Extended Kitchen/Dining Room

17' 1" x 11' 3" max 6' 9" min

Matching fitted base and wall units with roll edge work surfaces and breakfast bar, 1 and 1/4 bowl single drainer sink, built-in oven and 4-ring gas hob unit, part tiled walls, two double glazed windows, store room with tiled floor covering and door to rear garden.

Fitted Guest Cloakroom

Wash hand basin set in a vanity unity, low flush WC, gas central heating boiler, double glazed window.

FIRST FLOOR

Landing

Gas central heating radiator, double glazed window.

Bedroom 1

12' 1" x 10' 11"

Double glazed window, fitted wardrobes to one wall, gas central heating radiator.

Bedroom 2

10' 10" x 9' 10"

Double glazed window, fitted wardrobes to one wall, gas central heating radiator.

Bedroom 3

7' 3" x 6' 5"

Double glazed window, gas central heating radiator.

Shower Room

Fully tiled walls, shower cubicle with glazed screens and 'Mira' shower fitment, wash hand basin with store cupboard beneath, low flush WC, gas central heating radiator, double glazed window.

OUTSIDE

Detached Garage

With metal up and over door.

Gardens

To the fore a lawned approach, pathway and tarmacadam driveway providing off road parking.

The wide rear garden has timber decking, lawned area, shrubs and garden shed.


ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however interested parties should verify this information with their legal representative.

Please note the property is fitted with a water meter.

Council Tax - Band D - Solihull Metropolitan Borough Council.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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