

# Barratt Last

ESTATE AGENTS

0121 776 5744



## LISTELOW CLOSE, CASTLE BROMWICH, B36 9EA £375,000 FREEHOLD

- Freehold Detached Residence (Linked By Garage)
- Guest Cloakroom WC
- Double Glazing
- Side Garage
- FOUR Bedrooms
- Gas Central Heating
- Corner Plot With Good Sized Well Tended Gardens
- Popular Location

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

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Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.  
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Situated in a pleasant location (just off Kingsleigh Drive) and occupying a Corner Position with good sized gardens is this Freehold, centrally heated, double glazed, FOUR Bedroomed Detached residence which is linked by a Side Garage.

The property briefly comprises:- Hallway, Guest Cloakroom WC, Lounge/Dining Room, Fitted Kitchen, FOUR Bedrooms, Shower Room and beautifully maintained Gardens.

## GROUND FLOOR

### Canopy Porch Entrance

UPVC front door, side double glazed window panel.

### Hallway

Laminate floor covering, double glazed window, central heating radiator with cover, store cupboard understairs.

### Guest Cloakroom WC

Part tiled walls, low flush WC, pedestal wash hand basin, laminate floor covering, window.

### Lounge Area

14' 8" x 13' 10"

Double glazed window to fore, laminate floor covering, 'Adam' style fireplace with inset 'coal effect' gas fire, open archway to:-

### Dining Area

14' 11" x 10' 11"

Central heating radiator, double glazed patio doors opening to pleasant rear garden.

### Fitted Kitchen

10' 11" x 8' 9"

Matching fitted base and wall units, work surfaces, 1 1/4 bowl single drainer stainless steel sink, 'built-in' double oven and 5-ring gas hob unit, part tiled walls, double glazed window, laminate floor covering, UPVC rear door.

Stairs leading from the Hallway to:-

## FIRST FLOOR

### Landing

Side double glazed window, cupboard housing gas fired central heating boiler, loft access.

### Bedroom 1

13' 5" x 10' 6"

Double glazed window to fore, central heating radiator, fitted wardrobes, laminate floor covering.

### Bedroom 2

10' 6" x 10' 6"

Double glazed window to rear, 'built-in' wardrobes, central heating radiator.

### Bedroom 3

10' 6" x 9' 4"

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

### Bedroom Four

8' 10" x 7' 3"

Double glazed window to rear, central heating radiator.

### Re-Fitted Shower Room

6' 2" x 6' 7"

Tiled walls and flooring, shower cubicle with glazed screens and shower fitment, wash hand basin with store cupboard below, low flush WC, double glazed window, central heating radiator.

## OUTSIDE

### Side Garage

With metal opening door.


### Good Size Well Tended Gardens

To the fore, lawn with shrubs, drive to Garage, gated side access leading to the well presented rear garden with paved and patio areas, lawns with flower and shrub borders and screen fencing.

## ADDITIONAL INFORMATION

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

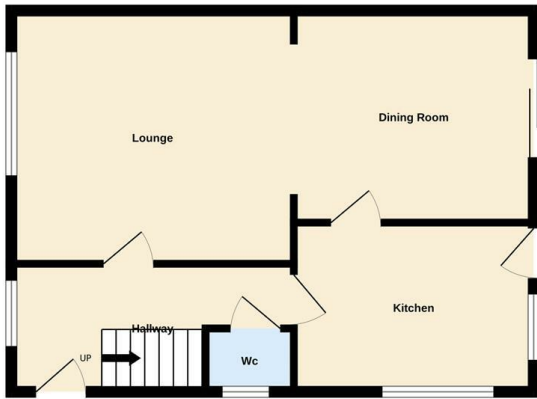
Council Tax - Band E - Solihull Metropolitan Borough Council.

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

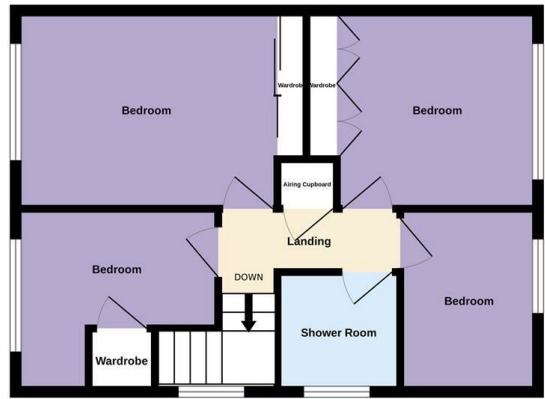
## HOME TO SELL?

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

Ground Floor



1st Floor



2 Listelow Close B36 9ea

Measurements are approximate. Not to scale. Illustrative purposes only  
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