

Barratt Last

ESTATE AGENTS

0121 776 5744



RINGMERE AVENUE, CASTLE BROMWICH, B36 9AT
£310,000 FREEHOLD

- Well Presented Traditional Freehold Semi-Detached
- Popular Location
- Side Garage/Utility Room with 2nd WC Off
- Block-Paved Driveway Providing 'Off Road' Parking
- Three Bedrooms (fitted wardrobes in two)
- Centrally Heated and Double Glazed
- Re-Fitted Bathroom with Separate Shower
- Good Sized Well Laid Out Rear Garden

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 well presented, Traditional, Freehold, centrally heated, double glazed Semi-detached residence situated in a popular location.

Briefly comprising:-

Enclosed Porch Entrance, Hallway, Through Lounge/Dining Room, Fitted Kitchen, Three Bedrooms with Fitted Wardrobes in Two, Re-Fitted Bathroom with Separate Shower, Separate WC, Side Garage/Utility Room with 2nd WC off, Block Paved Driveway Providing Off Road Parking, and a Beautifully Appointed Rear Garden.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance door, side double glazed window panels.

Hallway

Glazed front door and side window, central heating radiator, 2 store cupboards off.

Through Lounge/Dining Room

25' 6" x 13' 2" (max) 9' 11" (min)

Double glazed window to fore, 2 central heating radiators, 'Adam' style fireplace with coal effect fire, double glazed window to rear.

Fitted Kitchen

10' 6" x 7' 7"

Matching base and wall units, roll edge work surfaces, 1 1/4 bowl single drainer stainless steel sink, 'built-in' fridge, central heating radiator, double glazed window, tiled splashbacks, larder cupboard off, door to side garage/utility.

FIRST FLOOR

Landing

Access to boarded loft area with 'pull down' ladder and lighting.

Bedroom 1

14' 7" x 8' 5" (to front of wardrobes)

Double glazed window to fore, full height fitted wardrobes to one wall, central heating radiator.

Bedroom 2

11' 6" x 10' 5"

Double glazed window to rear, full height fitted wardrobes to one wall, central heating radiator.

Bedroom 3

9' 2" x 6' 11"

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

Re-Fitted Bathroom

9' 0" x 7' 3"

Fully tiled walls, panelled bath, wash hand basin set in vanity unit with store cupboard beneath, separate shower cubicle with shower fitment and glazed screen, chrome central heating radiator, double glazed window, linen cupboard.

Separate WC

Double glazed window, low flush WC.

OUTSIDE

Side Garage/ Utility

Running the length of the property with 2nd WC off, fitted base and wall cupboards, roll edge work surfaces, 1 1/4 bowl single drainer sink, tiled splashback, doors to front and rear gardens.

Gardens


Block paved driveway to fore suitable for 2 vehicles. At the rear the well laid out good sized garden has paved and gravel areas, lawn, established flower/shrub beds, pergola, screen fencing.

ADDITIONAL INFORMATION

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

Council Tax - Band D - Solihull Metropolitan Borough Council.

This property is fitted with a water meter.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



16 Ringmere Avenue, B36 9at

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