

# Barratt Last

ESTATE AGENTS

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**MILESBUSH AVENUE, CASTLE BROMWICH, B36 9UA**  
**£360,000 FREEHOLD**

- Freehold 4 Bedroomed Detached
- Two Reception Rooms Plus Conservatory
- Central Heating & Double Glazing
- Double Width Side Garage
- Potential For Improvement & Extension/s
- Downstairs W.C.
- En-Suite Shower Room to Bedroom 1
- Pleasant Cul-de-sac Location

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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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A list of Directors is available for inspection at registered office.



Situated in a pleasant cul-de-sac location this Freehold FOUR Bedroomed Detached residence offers potential for improvement and extension/s (subject to planning consent). The centrally heated and double glazed accommodation briefly comprises:- Enclosed Porch Entrance, Hallway, Two Reception Rooms, Conservatory, Kitchen, Laundry Room, Downstairs 2nd W.C., En-suite Shower Room off Bedroom 1, Family Bathroom. Outside there are good size gardens to the front and rear with multiple car parking facility to the front and Double Width Side Garage.

## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed inner and outer doors, side double glazed windows.

### Hallway

Laminate floor covering, central heating radiator, stairs leading off.

### Lounge

17' 4" x 14' 0"

Double glazed bay window to front, central heating radiator, 'Adam' style fireplace, 'coal effect' gas fire fitted.

### Dining Room

11' 2" x 9' 1"

Central heating radiator, double glazed patio doors to:-

### 'Domed' Rear Conservatory

11' 5" x 10' 8"

Power and lighting, double glazed windows and double glazed doors to rear garden.

### Kitchen

11' 4" x 8' 1"

Base and wall cupboards, roll edge worksurfaces, 1 1/4 bowl single drainer sink, part tiled walls, central heating radiator, double glazed window to rear, understairs storage cupboard.

### Laundry Room

9' 9" x 4' 6"

Single drainer stainless steel sink and cupboard under, wall cupboards, plumbing for domestic appliances.

### 2nd W.C.

Low flush w.c.

## FIRST FLOOR

### Landing

### Bedroom 1

11' 10" x 10' 5" (exc en-suite)

Double glazed window to front, central heating radiator, 'built-in' wardrobes with mirrored doors.

### En-Suite Shower Room off

Shower area with glazed screens and 'Triton' shower fitted, pedestal wash hand basin, central heating radiator, double glazed window, laminate floor covering.

### Bedroom 2

10' 6" x 8' 8"

Double glazed window to rear, central heating radiator, fitted wardrobes.

### Bedroom 3

9' 2" x 8' 10"

Double glazed window to front, central heating radiator, fitted wardrobes.

### Bedroom 4

9' 1" x 6' 6"

Double glazed window to rear, central heating radiator, fitted wardrobes.

### Bathroom

6' 3" x 5' 8"

Panelled bath, 'Triton' overbath shower fitted, glazed shower screen, pedestal wash hand basin, low flush w.c., fully tiled walls, central heating radiator, double glazed window, sunken spot light fittings to ceiling.

## OUTSIDE

### Double Width Side Garage

16' 1" x 14' 9"

### Gardens

To fore there are lawns, block paved driveway providing a multiple car parking facility.


Gated side access leads to the enclosed rear garden with patio, lawn, shrubs and a cold water tap.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all interested parties to have this information verified by a Legal Representative.

Council Tax - Band E - Solihull Metropolitan Borough Council.

Please note that there is a Water Meter fitted at the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

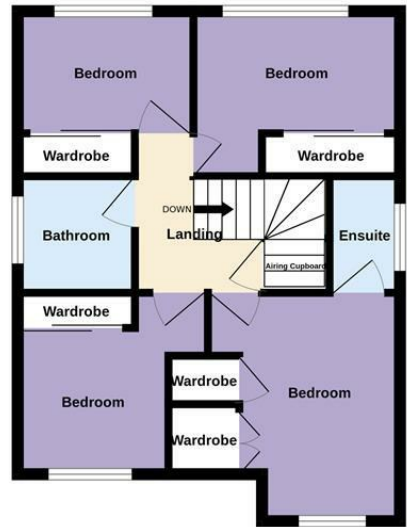
## HOME TO SELL?

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

Ground Floor



1st Floor



25 Milesbrush Avenue B36 9ua

Measurements are approximate. Not to scale. Illustrative purposes only  
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