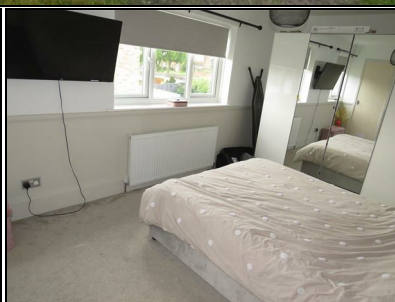


# Barratt Last

ESTATE AGENTS

0121 776 5744



## LUNDY VIEW, SMITHS WOOD, B36 0LY £186,000 FREEHOLD

- Freehold Mid-Terraced Residence
- Spacious Fitted Kitchen/Dining Room
- Radiator Gas Central Heating
- Considered Ideal For First Time Buyers
- Two Double Bedrooms
- Re-Fitted Bathroom With Shower
- Double Glazing
- NO ON-GOING CHAIN

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Considered ideal for First Time Buyers is this Freehold Mid-Terraced residence situated just off Auckland Drive and close to Solihull College, Woodlands Campus. The property has gas fired radiator central heating, double glazing and briefly comprises:- Hallway, Lounge, spacious fitted Kitchen/Dining Room, Two Double Bedrooms, re-fitted Bathroom with Shower, Gardens to front and rear. NO ON-GOING CHAIN.

## GROUND FLOOR

### Front Entrance/Hallway

UPVC front door, side double glazed window, laminate floor covering, central heating radiator, understairs recess.

### Lounge

12' 3" x 12' 2"

Double glazed bow window to fore, central heating radiator.

### Fitted Kitchen/Dining Room

19' 3" x 9' 9"

Modern fitted base and wall units, work surfaces, single drainer sink with 'hose' style mixer tap, 'built-in' oven/microwave and 4 ring gas hob unit with extractor fan above, tiled splashbacks, central heating radiator, double glazed window and double glazed French doors to rear garden.

## FIRST FLOOR

### Landing

Good size store cupboard.

### Bedroom 1

16' 3" x 9' 10"

2 double glazed windows to fore, central heating radiator.

### Bedroom 2

11' 2" x 9' 7"

Double glazed window to rear, central heating radiator.

## Re-Fitted Bathroom

7' 6" x 5' 6"

Panelled bath, overbath shower fitted, glazed shower screen, wash hand basin, low flush w.c., part tiled walls, chrome radiator, double glazed window, tiled floor covering.

## OUTSIDE


### Gardens

The property is set back behind a lawned fore garden with approach pathway. At the rear the enclosed garden has patio, lawn, screen fencing, tool store and tradesman's rear entrance.

## ADDITIONAL INFORMATION

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

Council Tax - Band A - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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?

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