

# Barratt Last

ESTATE AGENTS

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**WYEGATE CLOSE, SMITHS WOOD, B36 0TQ**  
**£180,000 LEASEHOLD**

- Well Presented Semi-detached Bungalow
- Allocated Car Parking Space
- Double Glazing
- Well Appointed Shower Room
- Two Bedrooms
- Central Heating
- Fitted Kitchen with Oven and Hob
- Good Size Rear Garden

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Situated in a pleasant cul-de-sac location of similar homes is this well presented centrally heated, double glazed Two Bedroomed Semi-detached Bungalow with an allocated car parking space to fore, Enclosed Porch Entrance, Hallway, Lounge, fitted Kitchen with oven and hob, well appointed Shower Room, good size gardens designed for ease of maintenance.

## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed inner and outer doors, side double glazed windows, laminate floor covering, store room off.

### Hallway

Laminate floor covering, central heating radiator, two store rooms with one having a central heating radiator, access to part boarded insulated loft area with loft ladder and light.

### Lounge

14'9" x 10'9"

Central heating radiator, wall mounted modern electric fire, laminate floor covering, double glazed window and double glazed door to the rear garden.

### Fitted Kitchen

10'10" x 10'8"

Matching fitted base and wall units, single drainer stainless steel sink unit with mixer tap over, built-in oven and ceramic hob unit having a cylindrical cooker hood air extractor fan over, complimentary tiled splashbacks, cupboard housing the 'Worcester' combination gas fired central heating boiler, central heating radiator, double glazed window to fore.

### Bedroom 1

10'11" x 8'11" to front of wardrobes

Full height fitted wardrobes, central heating radiator, double glazed window to rear, laminate floor covering.

### Bedroom 2

8'11" x 8'4"

Laminate floor covering, double glazed window to fore, central heating radiator.

### Shower Room

7'4" x 6'5"

Part tiled walls, double shower cubicle with glazed screens and 'Mira' shower over, wash hand basin with stree cupboards below, low flush w.c., air extractor fan, central heating radiator.

## OUTSIDE

### Allocated Parking Space

To the front/side of the property.

## Well Presented Gardens

Designed for ease of maintenance. To the fore decorative gravel chippings and approach pathway, water tap.

Gated side acces to the good size rear garden with screen fencing, patio and gravel areas.


## ADDITIONAL INFORMATION

Tenure - We understand that the property is Leasehold having approximately 103 years unexpired. We would advise all interested parties to have this information verified by a Legal Representative.

Council Tax - Band B - Solihull Metropolitan Borough Council.

The property is fitted with a water meter.

Council Tax:- Band B - Solihull MBC

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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