

Barratt Last

ESTATE AGENTS

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BROCKHALL GROVE, KINGSHURST, BIRMINGHAM, B37 6EE
£250,000 FREEHOLD

- Freehold Link Detached
- Conservatory
- Double Glazing
- Large Front Garden With Detached Garage
- Three Bedrooms
- Re-fitted Shower Room
- Central Heating
- Solar Panels

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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.



A Freehold Link Detached residence in a cul-de-sac location and situated behind a large front garden with off road parking and Detached Garage. The centrally heated and double glazed accommodation comprises:- Hall, Lounge, fitted Kitchen/Dining Room including oven and hob, good size Conservatory, Three Bedrooms with fitted wardrobes in one, re-fitted Shower Room, solar panels (paid for) fitted to the rear roof and enclosed rear garden.

GROUND FLOOR

Front Entrance/Hall

UPVC front door, laminate floor covering, central heating radiator.

Lounge

14'9" x 12'3"

Double glazed window to fore, wood effect flooring, central heating radiator, 'Adam' style fireplace.

Fitted Kitchen/Dining Room

15'6" x 9'7"

Matching fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink unit, built-in stainless steel oven and hob unit with cylindrical cooker hood air extractor fan above, part tiled walls, 'Vaillant' wall mounted gas fired central heating boiler, double glazed window, UPVC door to rear garden.

Conservatory

13'11" x 10'3"

Double glazed skylight windows.

FIRST FLOOR

Landing

Side double glazed window, loft access.

Bedroom 1

12'8" x 9'5"

Full height fitted wardrobes to one wall, double glazed window to fore, central heating radiator.

Bedroom 2

12'1" x 9'5"

Double glazed window to rear, central heating radiator.

Bedroom 3

9'9" x 6'5"

Double glazed window to fore, central heating radiator.

Re-fitted Shower Room

UPVC clad walls and ceiling, double shower cubicle with glazed screen and rectangular 'rainfall' shower head, wash hand basin, low flush w.c., vertical central heating radiator, two double glazed windows, wood effect laminate flooring.

OUTSIDE

Detached Garage

Situated to the fore.


Gardens

The property is set well back from the road behind two lawns and driveway providing 'off road' parking. Gated side access leads to the enclosed rear garden with screen fencing, gravel and block paved areas and lawn.

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 B - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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?

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