

Barratt Last

ESTATE AGENTS

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MARLBOROUGH ROAD, CASTLE BROMWICH, B36 0EL
OFFERS OVER £315,000 FREEHOLD

- Well Presented Freehold Detached Residence
- 3 Good Sized Bedrooms
- Gas Fired Central Heating
- Multiple Parking To Fore
- Much Sought After Location
- 2 Reception Rooms
- Double Glazing
- Garage

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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 one of the most popular roads in Castle Bromwich within easy reach of all the amenities, is this well presented Traditional Freehold, centrally heated, double glazed Detached residence.

The property comprises of a fully Enclosed Porch Entrance, Hallway, Two Reception Rooms (both with log burning fires). fitted Kitchen with oven and hob, Three good sized Bedrooms, well appointed fully tiled Bathroom and Separate W.C., well laid out rear gardens and security alarm. There is a block paved driveway to fore providing off-road parking for multiple vehicles and side/rear garage. Viewing is strongly recommended.

GROUND FLOOR

Fully Enclosed Porch Entrance

Composite entrance door with double glazed sidelights, meter cupboards.

Hallway

Hardwood entrance door with stained glass inset and glazed sidelights, polished timber floor, central heating radiator, understairs cupboard.

Lounge

17'3" x 12'9"

Double glazed window to fore, wood flooring, feature 'log burner' fire, central heating radiator.

Dining Room

13'6" x 10'7"

Wood flooring, vertical central heating radiator, feature 'log burner' fire, double glazed French door to rear garden, side double glazed window.

Fitted Kitchen

10'0" x 4'11"

Modern fitted base and wall units, work surfaces, single drainer stainless steel sink, 'built-in' stainless steel oven with 4 ring ceramic hob unit over and cooker hood air extractor fan above, complimentary tiled splashbacks, plumbing for automatic washing machine, central heating radiator, double glazed window and double glazed door to rear garden, grey 'wood effect' flooring.

FIRST FLOOR

Landing

Side double glazed window, access to large mostly boarded loft with 'pull down' ladder and light.

Bedroom 1

14'11" x 10'11"

Double glazed bay window to fore, central heating radiator.

Bedroom 2

14'0" x 10'0"

Double glazed window to rear, central heating radiator.

Bedroom 3

8'6" x 8'4"

Double glazed window to fore, central heating radiator.

Well Appointed Bathroom

Fully tiled walls, panelled bath, over bath shower fitted, glazed shower screen, vanity unit with inset wash hand basin, chrome central heating radiator, double glazed window, cupboard housing 'Worcester' combination gas fired central heating boiler, tiled effect laminate floor covering.

Separate Low Flush W.C.

Double glazed window, laminate floor covering.

OUTSIDE

Side/Rear Garage

Metal up and over door, power and lighting, personel door to rear garden.

Gardens

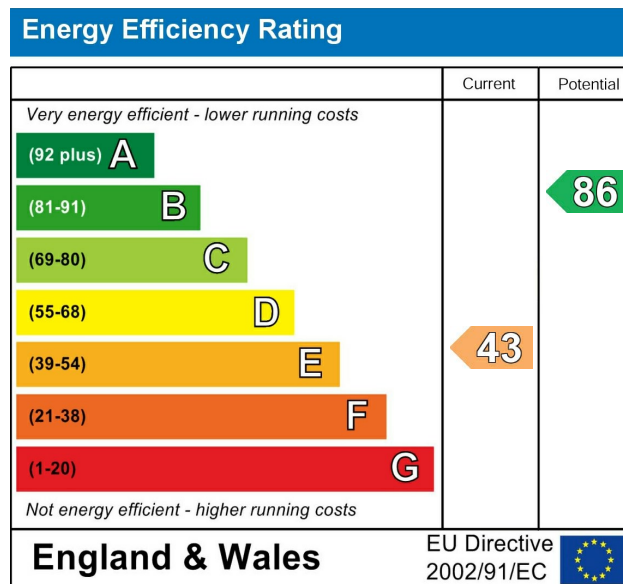
To fore, shaped lawn and block paved driveway with car parking for multiple vehicles.

Gated side access leads to the rear garden with lawn, pathway, paved area, shrub and flowering borders, water tap, summer house and screen fencing.

ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however prospective buyers should verify this with a legal representative.

Council Tax - Band C - Solihull Metropolitan Borough Council.



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