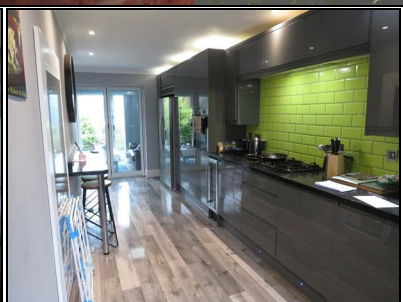


Barratt Last

ESTATE AGENTS

0121 776 5744



131 DUNTON ROAD, KINGSHURST, B37 6JJ
£245,000 FREEHOLD

- Greatly Extended Freehold Semi-Detached
- Three En-suite Shower Rooms
- Full Width Garden Room
- Central Heating and Double Glazing
- Three Good Size Bedrooms
- Extended Fitted Breakfast/Kitchen with appliances
- Extended Lounge
- Garage

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk

Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



heating and double glazed accommodation comprises :- Enclosed Porch Entrance, Hallway, extended Lounge with Rear Garden Room Extension, fantastic fitted and extended Breakfast/Kitchen with built-in and integrated appliances, Fitted Cloakroom/W.C., Three Good Sized Bedrooms all having En-suite Shower Rooms. Outside there is a Garage in a separate block and rear garden.

GROUND FLOOR

Enclosed Porch Entrance

UPVC panelled entrance door, UPVC Panelled and double glazed, side lights. Entrance door to:

Hallway

Extended Lounge

24'4 x 12'1

Two central heating radiators, inset ceiling spotlights, stained glass double glazed window to fore, grey wood effect laminate floor covering, bi-fold opening doors to :-

Extended Garden Room

22" x 5'10

Running the full width of the property at the rear. two central hearing radiators, inset ceiling spotlights, three double glazed roof "Velux" windows, full width bi-fold double glazing doors opening to the rear garden.

Extended Re-Fitted Breakfast/Kitchen

22' x 7'6

Having an excellent range of modern fitted base and wall units, black granite effect work surfaces, one and-a-quarter bowl single drainer sink unit, built-in electric single door oven, four ring gas hob and cooker hood air extractor fan over, heating drawer and microwave, integrated washer/dryer and wine cooler, fitted breakfast bar, double glazed window to fore, inset ceiling spotlights, concealed "Glow Worm" combination gas fired central hearing boiler, understairs store cupboard, coving to ceiling, central hearing radiator, tiled splashbacks, grey wood effect laminate floor covering, double glazed bi-fold opening doors to the Garden Room.

Fitted Cloakroom/WC

Low flush W.C., vanity unit with inset wash hand basin and fitted tiled splashbacks.

FIRST FLOOR

Landing

Access to loft, coving to ceiling, inset ceiling spotlights, grey wood effect laminate floor covering.

Bedroom 1

12'8 x 9'5

Double glazed window to fore, central heating radiator, access to loft area, coving to ceiling, inset ceiling spotlights, grey wood effect laminate floor covering, sliding door to:-

En-Suite Shower Room 1

Fully fitted glazed shower cubicle with thermostatically controlled shower, vanity unit with inset wash hand basin, low flush WC, chrome vertical central heating towel radiator, inset ceiling spotlights, coving to ceiling, grey wood effect laminate floor covering.

Bedroom 2

15'6 x 7'6

Two double glazed windows, central heating radiator, coving to ceiling, recess off, grey wood effect laminate floor covering, door to :-

En-Suite Shower Room 2

Fully tiled glazed shower cubicle with thermostatically controlled shower, vanity unit with inset wash hand basin, low flush WC, chrome vertical central heating towel radiator, grey wood effect laminate floor covering, double glazed window to rear.

Bedroom 3

10'3 x 9'8

Double glazed window to rear, central heating radiator, coving to ceiling, grey wood effect laminate floor covering. Door to :-

En-Suite Shower Room 3

Fully fitted glazed shower cubicle with thermostatically controlled shower, vanity unit with inset wash hand basin, low flush WC, chrome vertical central heating towel radiator, inset ceiling spotlights, coving to ceiling, grey wood effect laminate floor covering.

OUTSIDE

Garage

Situated in a block to the rear of the property with metal up and over door, power and lighting. "Off road" parking space in front.

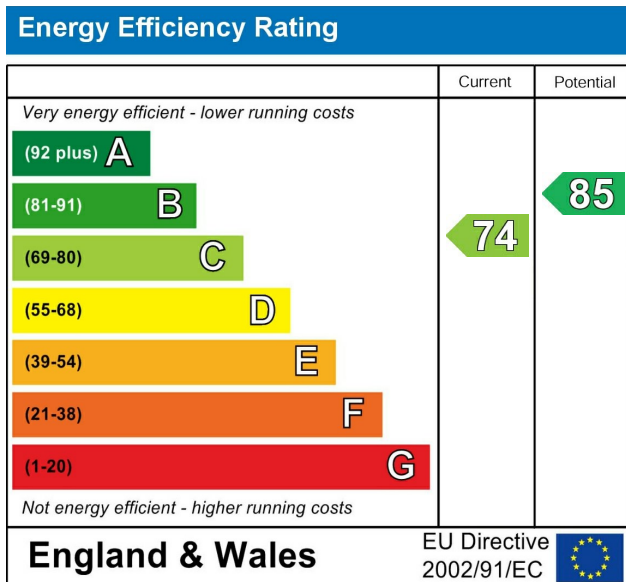
Gardens

Walled front garden with brick paviour frontage.
Gated side access to the terraced rear garden with brick paviour patio, goldfish pond, power and lighting.

ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however, this should be checked with a legal representative.

Council Tax Band B - Solihull Metropolitan Borough Council.



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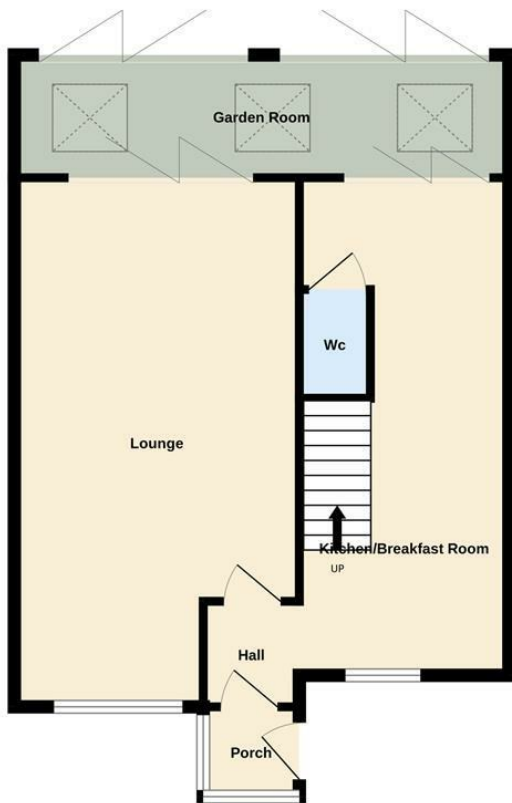
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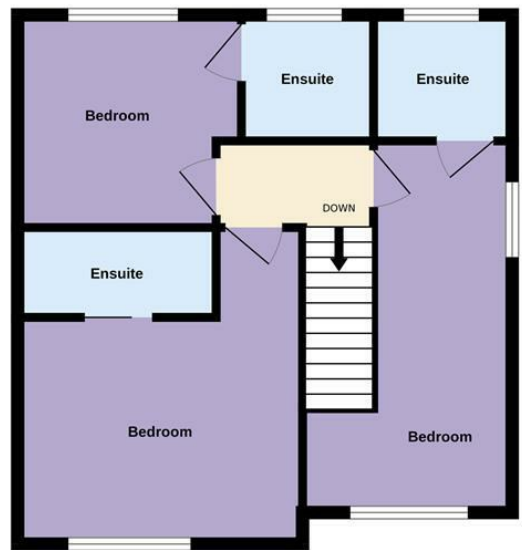
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Ground Floor



1st Floor



131 Dunton Road B37 6jj

Measurements are approximate. Not to scale. Illustrative purposes only.
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