

Barratt Last

ESTATE AGENTS

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HUMBER GROVE, SMITHS WOOD, B36 9NX £250,000 FREEHOLD

- Freehold Self-Built Semi-Detached
- Three Double Bedrooms
- Double Glazing
- Garage Currently Being Used As An Office
- Cul-de-sac Location of Similar Privately Owned Homes
- Central Heating
- Cavity Wall Insulation & Solar Panels
- No On-going Chain

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A Freehold Self-build Semi-detached offering good size accomodation (which is in need of a little up-dating), situated in a cul-de-sac of similar privately owned homes. The property comprises of:- Enclosed Porch Entrance, Open-Plan Lounge, Kitchen, Three Double Bedrooms, Bathroom with Separate Shower, the Garage is currently being used as an Office and Gardens to the front and rear.

Also benefitting from cavity wall insulation and solar panels.

The property is offered with No On-Going Chain.

GROUND FLOOR

Enclosed Porch Entrance

UPVC double glazed entrance door.

Open Plan Lounge

26' 4" x 12' 10"

Double glazed window to fore, 2 central heating radiators, brickette fireplace, 'coal effect' gas fire fitted, sliding double glazed patio doors to rear, doors to kitchen and office.

Kitchen

11' 0" x 10' 8"

Fitted base and wall cupboards, worksurfaces, 1 1/4 bowl single drainer sink, built-in 'Zanussi' double oven and 4 ring gas hob unit, fully tiled walls, double glazed window to rear, central heating radiator, UPVC double glazed door to rear garden.

Stairs leading off the lounge, in two stages to:-

FIRST FLOOR

Landing

Side double glazed window, cupboard housing 'Ideal' gas fired central heating boiler, access to loft area.

Bedroom 1

13' 10" x 10' 0"

Double glazed window to fore, fitted wardrobes to one wall, central heating radiator.

Bedroom 2

10' 1" x 10' 0"

Double glazed window to rear, 'built-in' wardrobes, central heating radiator.

Bedroom 3

10' 5" x 8' 6"

Double glazed window to fore, central heating radiator.

Bathroom

9' 10" x 9' 0"

Panelled bath with tiled splashback, wash hand basin set in vanity unit with storage beneath, low flush w.c., separate shower area in tiled surround with shower fitment, double glazed window, central heating radiator.

OUTSIDE

Garage/Office

13' 8" x 7' 10"

Currently used as an office with power and lighting and access from the lounge.

Gardens


To the fore is lawned and has a tarmacadam driveway providing 'off road' car parking.

Gated side access leads to the rear garden with outside tap, patio, lawn, shrubs, garden shed and screen fencing.

ADDITIONAL INFORMATION

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

Council Tax - Band B - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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