

Barratt Last

ESTATE AGENTS

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BANNERLEA ROAD, KINGSHURST, B37 6HL
£230,000 FREEHOLD

- Tastefully Appointed Mid-Terraced Home
- Three Bedrooms
- Laundry Room With 2nd W.C.
- Central Heating & Double Glazing
- Internal Viewing Strongly Recommended
- Superb Open-Plan Living & Fitted Kitchen Areas
- Re-fitted & Enlarged Bathroom with Separate Shower
- Off Road Parking to Fore

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DON'T JUDGE A BOOK BY IT'S COVER!

This property has been improved to a high standard and must be viewed internally to be fully appreciated. The centrally heated and double glazed accommodation briefly comprises:- Hall, Laundry Room off, Superb Open-Plan Living and Fitted Kitchen Room, Spacious Boarded Loft Area, Three Bedrooms, Re-fitted and Enlarged Bathroom with Separate Shower Cubicle and Gardens including Off Road Car Parking Facility.

GROUND FLOOR

Canopy Porch Entrance

Hall

Laminate floor covering, central heating radiator, stairs leading off.

Laundry Room

8' 11" x 4' 6" (2.44m 3.35m x 1.22m 1.83m)

Double glazed window to fore, low flush w.c., laminate floor covering, matching fitted base and wall units, single drainer sink, plumbing for domestic appliances, work surface, central heating radiator.

Open-Plan Living & Kitchen Areas

21' 5" max x 21' 1" max (6.40m 1.52m max x 6.40m 0.30m max)

Fitted Kitchen - Array of fitted base and wall units, ample worksurfaces and breakfast bar, 1 1/4 bowl single drainer sink, built-in double oven and ceramic hob unit with modern 'foldaway' cooker hood air extractor fan above, double glazed window, laminate floor covering, vertical central heating radiator, understairs storage cupboards, sunken spot light fittings to ceiling.

Living Area - Double glazed patio doors to rear garden, laminate floor covering, 2 vertical central heating radiators.

FIRST FLOOR

Landing

Access to spacious and boarded loft area with 'pull-down' ladder and light.

Bedroom 1

11' 0" x 9' 10" (3.35m 0.00m x 2.74m 3.05m)

Double glazed window to fore, fitted and 'built-in' wardrobes, dressing table with drawers beneath, central heating radiator, laminate floor covering.

Bedroom 2

12' 2" x 7' 9" (3.66m 0.61m x 2.13m 2.74m)

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

Bedroom 3

9' 11" x 6' 10" (2.74m 3.35m x 1.83m 3.05m)

Double glazed window to rear, central heating radiator, laminate floor covering.

Re-fitted & Enlarged Bathroom

Majority tiling to walls, panelled bath, wash hand basin set in vanity unit with store cupboards beneath, low flush w.c., double glazed windows, chrome central heating radiator, separate shower cubicle with 'rainfall' shower head and glazed screens, sunken spot light fittings to ceiling, cupboard housing 'Baxi' gas fired central heating boiler.

OUTSIDE

Gardens

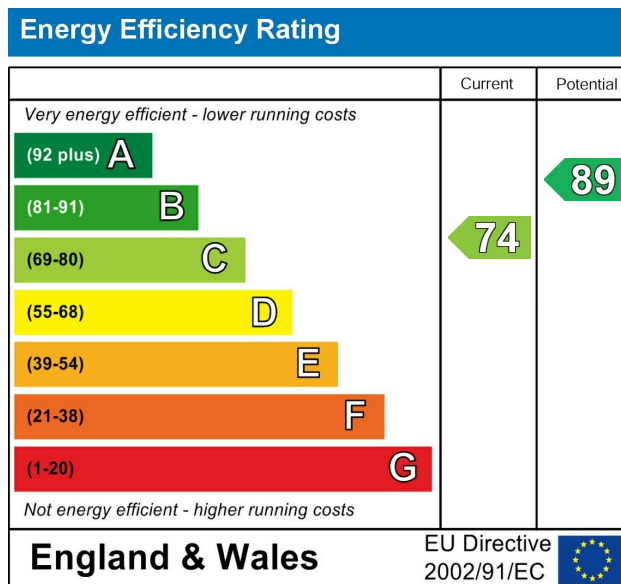
To the fore is a lawn and driveway providing 'off road' car parking facility.

The enclosed rear garden has timber decking, lawn and screen fencing.

ADDITIONAL INFORMATION

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

Council Tax - ~Band B - Solihull Metropolitan Borough Council.



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