

Barratt Last

ESTATE AGENTS

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34 GOODWOOD CLOSE, BROMFORD BRIDGE, B36 8QB
£220,000 FREEHOLD

- Much Improved Freehold Town House
- Spacious Fitted Kitchen/Breakfast Room (inc dishwasher & washing machine)
- Two W.Cs
- Central Heating and Double Glazing
- Four Bedrooms
- Re-fitted Bathroom
- Brand New Fitted Carpets
- 'Off-road' Parking and No On-Going Chain.

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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 totally refurbished Freehold FOUR Bedroomed Town House which must be viewed internally in order to be fully appreciated. Hall, Fitted Kitchen/Breakfast Room to include dishwasher and washing machine, Spacious Lounge with double glazed doors opening to rear garden, Re-fitted Bathroom with Shower, Two W.C.s, 'Off-road' Parking to fore.
NO ON-GOING CHAIN.

GROUND FLOOR

Front Entrance/Hall

UPVC front door, side double glazed window, carpet as laid, door to :

Inner Hall

Carpet as laid, central heating radiator, meter cupboard, stairs leading off with carpet as laid.

Fitted Kitchen/Breakfast Room

16'5" x 8'2" (5.00m x 2.49m)

Range of matching fitted base and wall units, ample work surfaces, single drainer stainless steel sink, 'built-in' oven and ceramic hob unit with cylindrical cooker hood air extractor fan above, 'built-in' dishwasher, integrated washing machine, double glazed window to front, central heating radiator, 'wood effect' floor covering.

FIRST FLOOR

Landing

Carpet as laid, stairs leading off.

Spacious Lounge

15'0" x 14'11" (4.57m x 4.55m)

Carpet as laid, central heating radiator, double glazed window and double glazed doors opening to rear garden.

SECOND FLOOR

Stairs leading off with carpet as laid.

Bedroom

9'8" x 8'8" (2.95m x 2.64m)

Carpet as laid, double glazed window to front, central hearing radiator.

2nd Low Flush W.C.

Wash hand basin with store cupboard beneath, double glazed window, wood effect floor covering, cupboard housing 'Baxi' gas fired central heating boiler.

THIRD FLOOR

Landing

Carpet as laid, double glazed window.

Bedroom

13'6" x 8'10" (4.11m x 2.69m)

Carpet as laid, double glazed window, central heating radiator.

Bedroom

11'6" x 8'8" (3.51m x 2.64m)

Carpet as laid, double glazed window, central heating radiator.

Bedroom

10'11" x 5'10" (3.33m x 1.78m)

Carpet as laid, double glazed window, central heating radiator.

Re-Fitted Bathroom

Matching white suite :- panelled bath, overbath shower, glazed screen, wash hand basin, low flush w.c., part tiled walls, chrome central heating radiator, double glazed window, wood effect floor covering.

OUTSIDE

Gardens

Block-paved driveway to fore providing 'off-road' car parking for two average size cars.

The rear garden is predominately paved with screen fencing.

ADDITIONAL INFORMATION

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

Council Tax - Band B - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(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	

HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

