

Barratt Last

ESTATE AGENTS

0121 776 5744



45 TOMLINSON ROAD, CASTLE BROMWICH. B36 9HN
£270,000 FREEHOLD

- Traditional Freehold Semi-detached Occupying Corner Plot
- Scope For Improvement (hence asking price)
- Downstairs Wet Room Plus Upstairs Bathroom
- Garage & Multiple Car Parking Facility
- Three Bedrooms
- Two Reception Rooms
- Central Heating & Double Glazing
- No On-going Chain

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.



Situated in a popular residential location close to amenities, this Traditional, Freehold Semi-detached residence offers plenty of scope for a prospective purchaser to adapt to suit their own needs. Occupying a corner position, the property is set well back behind a lawn and driveway providing a multiple car parking facility. At the side/rear there is a paved garden area and Garage. The property is being offered for sale with No On-going Chain and the centrally heated, double glazed accommodation briefly comprises:- Enclosed Porch Entrance, Hall, Wet Room extension, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom and Separate W.C. and a security alarm.

GROUND FLOOR

Enclosed Porch Entrance

Sliding double glazed entrance door.

Hallway

Central heating radiator, understairs cupboard, stairs with spindled balustrade to first floor.

Good Size Wet Room Extension

(Walls taper) Fully tiled walls, freestanding shower area and shower fitment, wash hand basin, low flush w.c., two sealed unit double glazed windows, central heating radiator.

Lounge

17' 2" x 11' 5" (5.18m 0.61m x 3.35m 1.52m)

Double glazed bay window to front, central heating radiator.

Dining Room

10' 11" x 9' 1" (3.05m 3.35m x 2.74m 0.30m)

Double glazed window to rear, central heating radiator.

Kitchen

10' 11" x 7' 10" (3.05m 3.35m x 2.13m 3.05m)

Matching fitted base and wall units, roll edge work surfaces, 1 and 1/4 bowl single drainer stainless steel sink, tiled splashbacks, central heating radiator, double glazed window to rear, wall-mounted gas fired central heating boiler.

FIRST FLOOR

Landing

Side double glazed window, loft access.

Bedroom 1

17' 0" x 8' 5" (5.18m 0.00m x 2.44m 1.52m)

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

Bedroom 2

10' 11" x 9' 4" (3.05m 3.35m x 2.74m 1.22m)

Double glazed window to rear, central heating radiator.

Bedroom 3

8' 10" x 7' 10" (2.44m 3.05m x 2.13m 3.05m)

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

Bathroom

8' 11" x 7' 11" (2.44m 3.35m x 2.13m 3.35m)

Panelled bath, pedestal wash hand basin, part tiled walls, central heating radiator, double glazed window.

Separate Low Flush W.C.

Double glazed window.

OUTSIDE

Gardens

The property occupies a corner position, set back behind a good size frontage with lawn and driveway providing a multiple car parking facility.

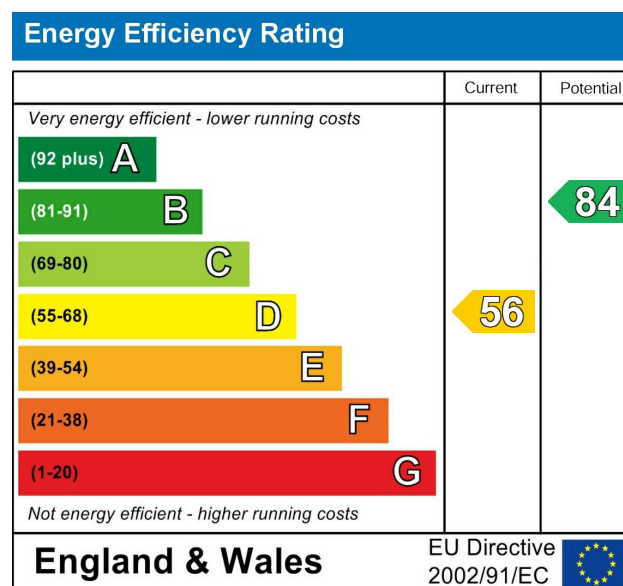
An 'up and over' door provides access to the small paved rear garden area with water tap, screen fencing, brick built shed and:-

Garage

ADDITIONAL INFORMATION

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

Council Tax - Band C - Solihull Metropolitan Borough Council.



HOME TO SELL?

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

Ground Floor

Approx. 52.6 sq. metres (569.9 sq. feet)



First Floor

Approx. 47.6 sq. metres (506.1 sq. feet)



Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS.
Plan produced using PlanUp