

# Barratt Last

## ESTATE AGENTS

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**44 NEWBY GROVE, BACONS END, B37 6QR**

**£260,000 - FREEHOLD**

- Well Presented Freehold Semi-detached
- Fitted Kitchen/Diner
- Double Glazed
- Popular Development
- Three Bedrooms
- Fully Tiled Bathroom With Shower
- Gas Central Heating
- No On-going Chain

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A really well presented Freehold Semi-detached situated on this very popular development which must be viewed internally to be fully appreciated. Gas central heating, double glazing and accommodation comprising:- Enclosed Porch, Hall, Lounge, Fitted Kitchen/Diner with built-in oven and hob, Three Bedrooms (fitted furniture to two), fully tiled Bathroom with shower, Side Garage and Drive providing 'off road' parking, rear garden.  
No On-going Chain.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed leaded light entrance door and matching double glazed sidelights, UPVC panelled and double glazed door to :-

Hallway

Central heating radiator, dark wood effect laminate floor covering.

Lounge

14'2" x 12'8" (4.32m x 3.86m)  
Polished timber fire surround with marble inlay and raised hearth, double glazed bow window to fore, central heating radiator, coving to ceiling, dark wood effect laminate floor covering, Double opening Georgian style glazed doors to :-

Fitted Kitchen/Diner

16'0" x 12'2" (4.88m x 3.71m)  
Range of modern fitted base and wall units with granite effect work surfaces over incorporating a one and a quarter bowl single drainer sink unit, tiled splashback, built in 'Diplomat' stainless steel electric double oven, 'Diplomat' black four ring gas hob and 'Homark' cooker hood air extractor fan over. plumbing for automatic washing machine, double glazed window to rear, understairs store cupboard off, inset ceiling spotlights, ceramic tiled floor to kitchen area and light wood effect laminate flooring to the Dining Area, central heating radiator, coving to ceiling, double glazed sliding patio door to the rear garden, UPVC panelled and double glazed door to the side.

FIRST FLOOR

Landing

Spindle balustrade staircase, 'Honeywell' central heating thermostat, central heating radiator, double glazed window to side, access to loft space with 'pull down' aluminium sliding ladders, store cupboard off with wall mounted 'Vaillant' gas fired combination central heating boiler.

Bedroom 1

14'1 x 9'0" (4.29m x 2.74m)  
Double glazed window to fore, range of matching fitted wardrobes, drawer units, bedside cabinets and open shelved unit, light wood effect laminate floor covering, central heating radiator.

Bedroom 2

12'2" x 8'2" (3.71m x 2.49m)  
Double glazed window to rear, central heating radiator, coving to ceiling, light wood effect laminate floor covering.

Bedroom 3

10'3" max x 6'9" (3.12m max x 2.06m)  
Double glazed window to fore, fitted chest of drawers, central heating radiator, single door built-in wardrobe off.

Bathroom

7'6" x 5'10" (2.29m x 1.78m)  
Modern 'shell' shaped suite comprising :- panelled bath, glazed shower screen, 'Mira Sprint' electric shower over, pedestal wash hand basin, low flush W.C., central heating radiator, double glazed window to rear, grey wood effect laminate floor covering.

OUTSIDE

Side Garage

15'6" x 7'8" (4.72m x 2.34m)  
Double opening metal doors, fitted shelving, lighting and power, personal door to rear garden.

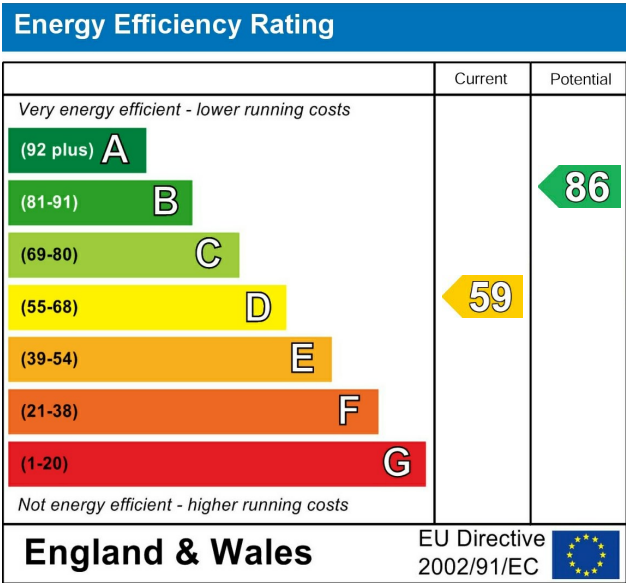
Gardens

The property is set behind an open plan fore garden with wall, lawn, shrub borders and tarmacadam drive providing 'offroad' parking,  
Wrought iron gate to paved side access and further wooden side tradesman's gate to the rear garden with paved area and raised paved patio, shaped lawn, shrub borders, greenhouse and cold water tap.

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.

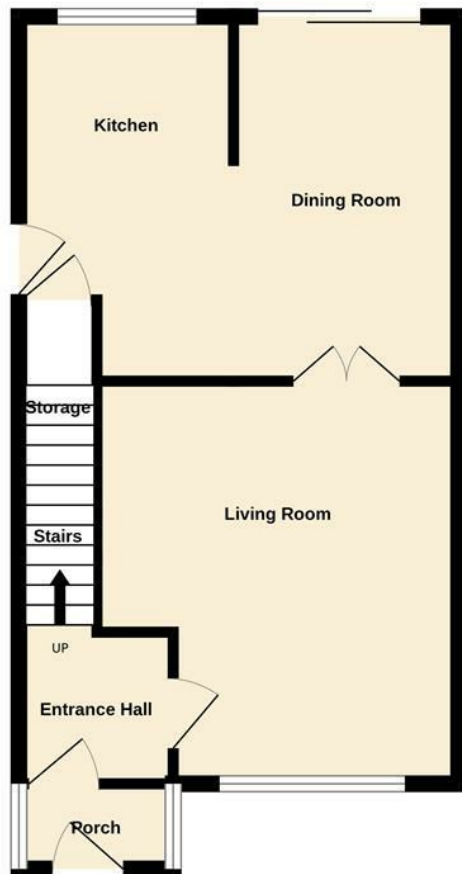
Council Tax - Band C - Solihull MBC.



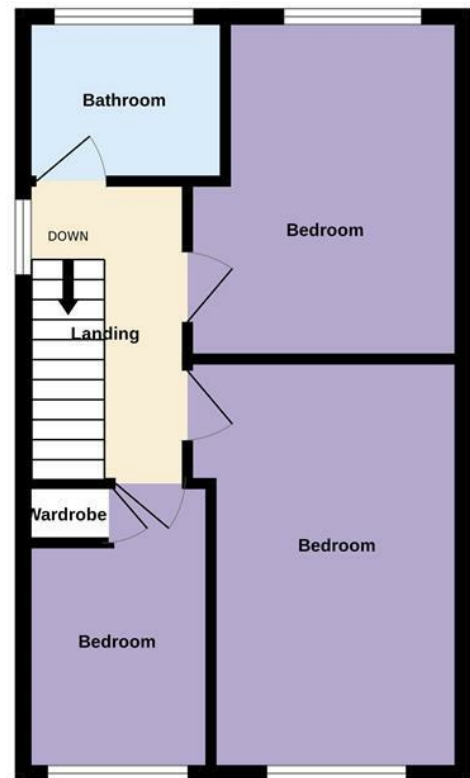
HOME TO SELL?

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

Ground Floor



1st Floor



44 Newby Grove, Birmingham, B37 6qr

Measurements are approximate. Not to scale. Illustrative purposes only  
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