

# Barratt Last

## ESTATE AGENTS

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**19 TOMLINSON ROAD, CASTLE BROMWICH, B36 9HH**  
**£240,000 FREEHOLD**

- Traditional Freehold Semi Detached In Popular Location
- Three Bedrooms
- Large Rear Garden
- Side Store and 'Off-road' Parking To Fore
- In Need Of Modernization, Hence The Price
- Central Heating and Double Glazing (as described)
- Downstairs 2nd W.C.
- Cavity Wall Insulation

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A Traditional Freehold Semi-detached residence situated in a popular residential location requiring modernization, which is reflected in the price. Central heating and double glazing (as described), cavity wall insulation, Enclosed Porch Entrance, Hallway with 2nd W.C. off, Through Lounge, Kitchen extension, Three Bedrooms, Bathroom with shower, side store and block paved driveway to fore with multiple 'off road' parking facility, large rear garden (approximately 150 ft in depth).

## GROUND FLOOR

### Enclosed Porch Entrance

#### Hallway

Central heating radiator, understairs storage cupboards, stairs leading off.

#### 2nd W.C.

Low flush W.C., wash hand basin, wall mounted 'Worcester' combination gas fired central heating boiler.

#### Through Lounge

27'4" x 9'11" (8.33m x 3.02m)

Double glazed bay window to fore, 2 central heating radiators, folding doors to :

#### Kitchen Extension

14'4" x 8'8" (4.37m x 2.64m)

Fitted base and wall cupboards, work surfaces, single drainer stainless steel sink, double glazed window and double glazed door to rear garden.

## FIRST FLOOR

#### Landing

Side double glazed window, loft access.

#### Bedroom 1

14'9" x 10'0" (4.50m x 3.05m)

Double glazed bay window to fore, central heating radiator.

#### Bedroom 2

11'5" x 9'11" (3.48m x 3.02m)

Double glazed window to rear, central heating radiator.

#### Bedroom 3

7'5" x 5'7"

Double glazed window to fore, central heating radiator.

## Bathroom

8'4" x 5'6" (2.54m x 1.68m)

Panelled bath, overbath shower fitted, glazed shower screen, wash hand basin with store cupboards beneath, low flush W.C., double glazed window, central heating radiator.

## OUTSIDE

### Side Store

14'4" x 4'6" (4.37m x 1.37m)

Power and lighting.

## Gardens


The property is set back behind a predominately block-paved front garden providing a multiple car parking facility.

At the rear the garden extends approximately 150 feet and has patio, lawn, shrubs, garden shed.

## ADDITIONAL INFORMATION

We are advised by the seller that the property is Freehold, however this information should be verified with a legal representative.

Council Tax - Band C - Solihull Metropolitan Borough Council.

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

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