

# Barratt Last

## ESTATE AGENTS

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**9 BEECHCROFT ROAD, CASTLE BROMWICH, B36 9SH**  
**£235,000 FREEHOLD**

- Modern Freehold Semi-Detached
- Two Double Bedrooms
- Double Glazing
- No On-Going Chain
- Popular Village Location
- Central Heating
- Side Garage

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A Modern Freehold central heated, double glazed, semi-detached residence with side garage situated in a popular residential location. Comprising : Hall, Lounge, Kitchen/Dining Room, Two Double Bedrooms, wet room, neat gardens, side garage. No on-going chain.

## GROUND FLOOR

### Front Entrance

UPVC front door.

### Hallway

Double glazed window, carpet as laid, central heating radiator.

### Lounge

17'5" x 12'10" (5.31m x 3.91m)

Carpet as laid, double glazed bow window to fore, 'Adam' style fireplace, modern electric fire, central heating radiator, recess understairs.

### Kitchen/Dining Room

12'11" x 9'0" (3.94m x 2.74m)

Fitted base, wall and tall store cupboards, roll edge work surfaces, one and a quarter bowl single drainer, stainless steel sink, double glazed window to rear, plumbing for automatic washing machine, central heating radiator, 'Ideal' wall mounted gas fired central heating boiler, double glazed door to rear garden.

## FIRST FLOOR

### Landing

Carpet as laid, loft access.

### Bedroom 1

12'9" 8'11" (3.89m 2.72m)

Carpet as laid, double glazed window to rear, central heating radiator, 'built-in' store.

### Bedroom 2

10'11" x 8'6" (3.33m x 2.59m)

Double glazed window to fore, carpet as laid, fitted wardrobes to two walls, matching chest of drawers, central heating radiator.

### WET ROOM

7'11" x 4'11" (2.41m x 1.50m)

Complimentary part tiling to walls, free standing shower area with shower fitment, pedestal wash hand basin, low flush w.c., chrome central heating radiator, double glazed window, tiled floor covering.

## OUTSIDE

## Side Garage

17'1" x 8'1" (5.21m x 2.46m)

'Up and over' entrance door, power and lighting, UPVC rear door, double glazed window.


## Neat Gardens

To the fore there is a lawn and block paved driveway providing 'off-road' parking facility. At the rear there is a patio, pathway, lawn, flower bed, decorative gravel area, garden shed, screen fencing.

## 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

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

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