# **Barratt Last**

## ESTATE AGENTS

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### 26 TOMLINSON ROAD, CASTLE BROMWICH, B36 9HH £260,000 FREEHOLD

- Traditional Freehold Semi-Detached in Popular Location
- Extended Kitchen/Dining Room
- · Double Glazing
- Good Size Gardens & Off Road Parking to Fore
- Three Bedrooms
- Downstairs W.C.
- · Central Heating
- · No On-Going Chain

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A Traditional Freehold central heated, double glazed Semi-detached residence situated in a popular residential location close to amenities. Block-paved driveway to fore with Multiple Car Parking Facility, Enclosed Porch Entrance, Hallway, Through Lounge, extended fitted Kitchen/Dining Room, Three Bedrooms, Bathroom with Shower and a good sized established rear garden. Fitted carpets and blinds included.

NO ON-GOING CHAIN.

#### **GROUND FLOOR**

#### **Enclosed Porch Entrance**

Double glazed entrance door.

#### Hallway

Central heating radiator, cupboard understairs.

#### **Guests Cloakroom**

With low flush w.c., pedestal wash hand basin, window, air extractor fan.

#### **Through Lounge**

25'9" x 9'11" (7.85m x 3.02m)

Double glazed bay window to fore, shaped 'Adam' style fireplace with inset fire, central heating radiator, double doors to:

#### **Extended Kitchen/Dining Room**

15'3" x 14'9" (4.65m x 4.50m)

Two central heating radiators, double glazed patio doors to rear garden, matching fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink, tiled splashbacks, double glazed window to rear, 'Vaillant' wall mounted combination gas fired central heating boiler, pantry off.

#### FIRST FLOOR

#### Landing

Side double glazed window, loft access.

#### **Bedroom 1**

14'5" x 9'10" (4.39m x 3.00m)

Double glazed bay window to fore, central heating radiator.

#### **Bedroom 2**

11'4" x 9'10" (3.45m x 3.00m)

Double glazed window to rear, central heating radiator.

#### **Bedroom 3**

6'2" x 5'6" (1.88m x 1.68m)

Double glazed window to fore, central heating radiator.

#### **Bathroom**

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

Fully tiled walls, panelled bath, 'Triton' overbath shower fitted, shower curtain and rail, pedestal wash hand basin, low flush w.c., central heating radiator, double glazed window.

#### **OUTSIDE**

#### **Good Size Gardens**

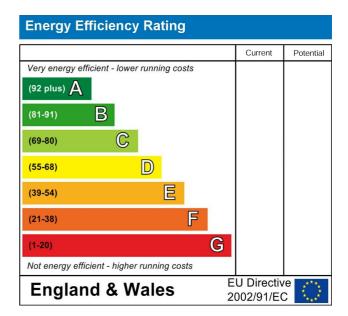
The property is set back from the roadway behind a block-paved driveway providing a multiple car parking facility and flower bed.

At the rear, the pleasant garden has patio, water tap, lawn and an abundance of shrubs.

#### 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.



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