

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**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

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: [sales@barrattlast.co.uk](mailto: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: 301-303 Chester Road B36 0JG





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.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## HOME TO SELL?

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

## FIND US ON:

**rightmove**   
find your happy

**ZOOPLA**

**PrimeLocation.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.