

Barratt Last

ESTATE AGENTS

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BURROW HILL CLOSE, CASTLE BROMWICH, B36 9ED
£315,000 FREEHOLD

- Well Presented Modern Freehold Detached
- Downstairs Fitted Guests Cloakroom
- Good Size Kitchen
- Pleasant Gardens Designed For Ease Of Maintenance
- Three Bedrooms
- Through Lounge
- Double Glazing & Central Heating
- Garage & Off Road Parking

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



A well presented modern Freehold centrally heated, double glazed, 3 Bedroomed, Detached residence situated in a pleasant cul-de-sac location. Tarmacadam driveway suitable for 2 cars to the fore, Hall with fitted Guests Cloakroom off, Through Lounge, good size fitted Kitchen, Fully Tiled Shower Room with double cubicle, Integral Garage, pleasant rear garden with artificial lawn. Internal viewing recommended.

GROUND FLOOR

Front Entrance

UPVC front door.

Hallway

Wood effect flooring.

Fitted Guests Cloakroom

Low flush W.C., wash hand basin, partially tiled walls, central heating radiator, double glazed window.

Through Lounge

15'4" x 15'4" max (4.67m x 4.67m max)

Double glazed bow window to fore, 2 designer central heating radiators, understairs store cupboard, double glazed French doors opening to pleasant rear garden.

Dog leg staircase leading off with feature spindled balustrade.

Door to :

Good Size Fitted Kitchen

14'6" x 9'9" (4.42m x 2.97m)

Array of fitted base and tall store cupboards, ample work surfaces and matching splashbacks, single bowl inset sink, plumbing for automatic washing machine, 'Zanussi' cylindrical cooker hood air extractor fan, vertical central heating radiator, double glazed window and door to rear garden, sunken spotlight fittings to ceiling.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

12'10" x 9'5" (3.91m x 2.87m)

Double glazed window to fore, central heating radiator.

Bedroom 2

9'1" x 8'1" (2.77m x 2.46m)

Double glazed window to rear, central heating radiator.

Bedroom 3

8'6" 7'6" (2.59m 2.29m)

Double glazed window to fore, central heating radiator.

Shower Room

8'7" x 6'10" (2.62m x 2.08m)

Fully tiled walls, double shower cubicle with glazed screens and shower fitment with two heads, wash hand basin set in vanity unit with store cupboards beneath, low flush w.c., central heating radiator, double glazed window, sunken spot light fittings to ceiling, linen cupboard.

OUTSIDE

Integral Garage

Double opening doors, plumbing and lighting, 'Worcester' gas fired central heating boiler.

Pleasant Gardens

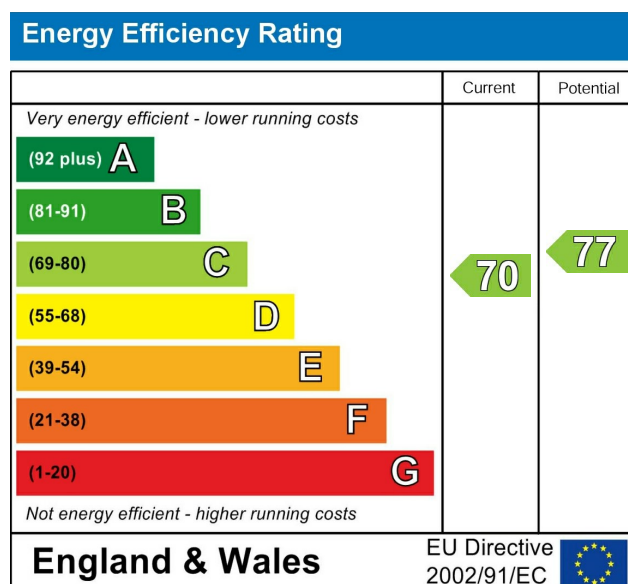
Designed for ease of maintenance. To the fore with tarmacadam driveway suitable for two cars.

Gated side access with shaped wrought iron gate leads to the pleasant rear garden with patio, artificial lawn, paved pathway, gravel areas, shrubs and screen fencing.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise any interested parties have this information verified by a Legal Representative.

Council Tax - Band C - Solihull MBC.



HOME TO SELL?

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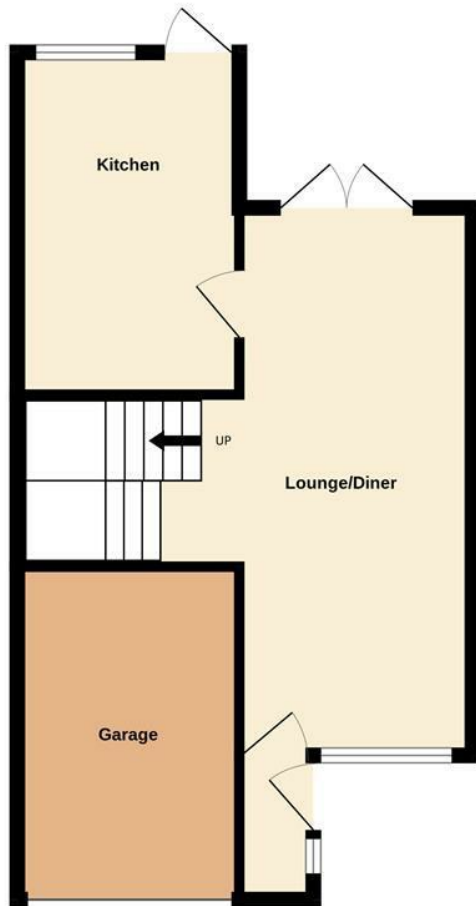




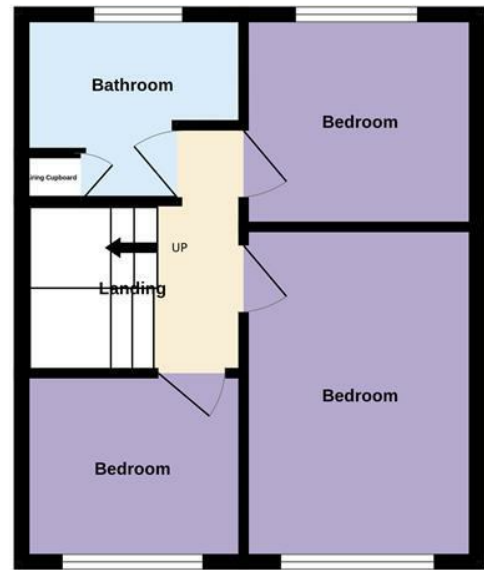


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Ground Floor



First Floor



34 Burrow Hill Close B36 9ed

Measurements are approximate. Not to scale. Illustrative purposes only.
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