

# Barratt Last

## ESTATE AGENTS

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**11 SPRINGBROOK CLOSE, CASTLE BROMWICH. B36 9TU**  
**£345,000 FREEHOLD**

- Attractive Modern Freehold Detached
- Three Bedrooms
- Spacious Fitted Kitchen/Diner
- Conservatory
- Large Gardens to Front and Rear
- Central Heating and Double Glazing
- Utility with Shower Room Off
- Side Garage

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Attractive Freehold centrally heated and double glazed, Three bedroomed Detached residence, situated in a pleasant cul-de-sac location. Multiple car parking facility to fore, enclosed porch entrance, Hall, Lounge, spacious fitted kitchen/Diner (including integrated appliances), Utility with downstairs shower room off, 'Domed' rear conservatory, side garage, large rear garden, Internal viewing strongly recommended.

## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed entrance door and side double glazed window panels, wood effect laminate flooring.

### Hallway

Wood effect laminate flooring, central heating radiator, stairs with side handrails leading off to the First Floor.

### Lounge

13'10" x 12'10" (4.22m x 3.91m)

Double glazed bow window to fore, 2 central heating radiators, 'Adam' style fireplace with modern electric fire inset, double opening doors to :-

### Spacious Fitted Kitchen/Diner

12'11" x 10'10" (3.94m x 3.30m)

Grey wood effect laminate flooring, array of matching, fitted base and wall units, ample work surfaces, single drainer sink inset, 'built-in' oven with 'roll top' door, 5 ring gas hob unit with cooker hood air extractor fan above, complimentary tiled splashbacks, double glazed window, sunken spot light fittings to ceiling, door to Utility, double glazed patio doors to :-

### 'Domed' Rear Conservatory

12'11" x 9'3" (3.94m x 2.82m)

Double glazed windows and double glazed doors to rear garden.

### Utility Room

Grey wood effect laminate flooring, central heating radiator, double glazed window, 'Worcester' combination gas fired central heating boiler, plumbing for domestic appliance, double glazed door to rear garden. Doors to side garage and shower room.

### Downstairs Shower Room

7'6" x 4'2" (2.29m x 1.27m)

Tiled floor covering, partially tiled walls, central heating radiator. 2nd low flush W.C., shower cubicle with glazed screens and shower fitmerns with two heads.

## FIRST FLOOR

### Landing

Side double glazed window, linen cupboard, loft access.

### Bedroom 1

15'10" x 12'10" (4.83m x 3.91m)

2 double glazed windows to fore, grey wood effect flooring, central heating radiator, 'built-in' wardrobes

### Bedroom 2

9'0" x 9'2" (2.74m x 2.79m)

Central heating radiator, double glazed window to rear.

### Bedroom 3

8'10" x 6'8" (2.69m x 2.03m)

Double glazed window to rear, central heating radiator.

### Family Bathroom

6'5" x 6'2" (1.96m x 1.88m)

Fully tiled walls, panelled bath with mixer tap shower attachment, wash hand basin, low flush W.C., chrome central heating radiator, double glazed window, sunken spotlight fittings to ceiling.

## OUTSIDE

### Side Garage

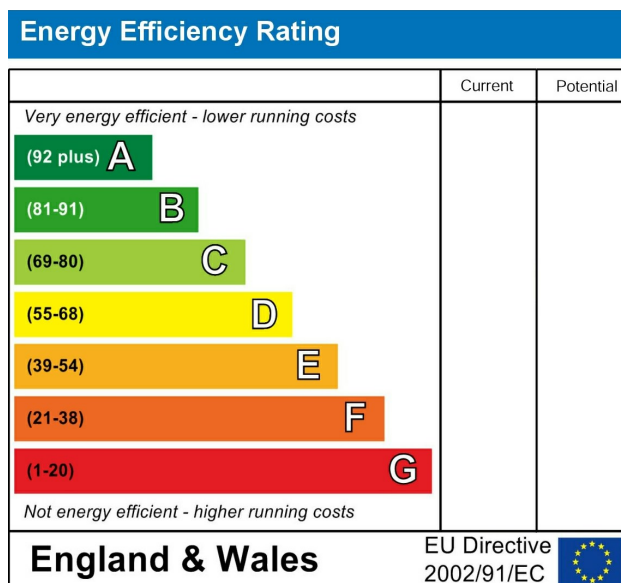
### Good Size Gardens

To the front and rear, the former having lawn and block paving providing a multiple car parking facility. Gated side access leads to the rear garden with paved patio, extensive lawn, flower and shrub bed, screen fencing and potential to side of property for extension/s (subject to the usual planning consent).

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

Council Tax - Band D - Birmingham City Council.



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