

# Barratt Last

## ESTATE AGENTS

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**18 EILEEN GARDENS, KINGSURST, B37 6NL**  
**£230,000 FREEHOLD**

- Freehold Semi-Detached
- Three Bedrooms
- Double Glazing
- Popular Location
- In Need Of Some Modernisation
- Integral Garage
- Central Heating
- No On-Going Chain

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An opportunity to purchase a Freehold Semi-detached residence in need of some modernisation and being sold with No On-going Chain. Centrally heated, double glazed, Hall, Lounge, Kitchen, Three Bedrooms, Bathroom with Shower, Integral Garage and gardens. Situated in a popular location.

## GROUND FLOOR

### Hall

Composite front entrance door, stairs rising to the first floor.

### Lounge

16'1" x 11'10" (4.90m x 3.61m)

Central heating radiator, coving to ceiling, double glazed French doors opening to the rear garden with matching side lights.

### Kitchen

14'3" x 8'0" (4.34m x 2.44m)

Fitted base and wall units with roll edged work surfaces, inset single drainer stainless steel sink unit, built-in hob, plumbing for automatic washing machine, central heating radiator, double glazed windows to front and side.

## FIRST FLOOR

### Landing

Access to loft, store cupboard housing the wall mounted 'Ariston' gas fired combination central heating boiler.

### Bedroom 1

16'1" x 11'10" (4.90m x 3.61m)

Fitted wardrobe, top boxes, bedside cabinets and inset dressing table to two walls, fitted corner drawer units, central heating radiator, double glazed window to rear.

### Bedroom 2

11'10" x '4" (3.61m x '1.22m)

Double glazed window to fore, central heating radiator.

### Bedroom 3

12'3" max 9'2" min x 6'5" (3.73m max 2.79m min x 1.96m)

Double glazed window to fore, central heating radiator.

## Bathroom

Fully tiled walls, panelled bath with 'Triton T80' electric shower over, pedestal wash hand basin, low flush w.c., central heating radiator, double glazed window to side.

## OUTSIDE

### Integral Garage

16'0" x 7'8" (4.88m x 2.34m)

Metal up and over door, useful brick store off, power and lighting.

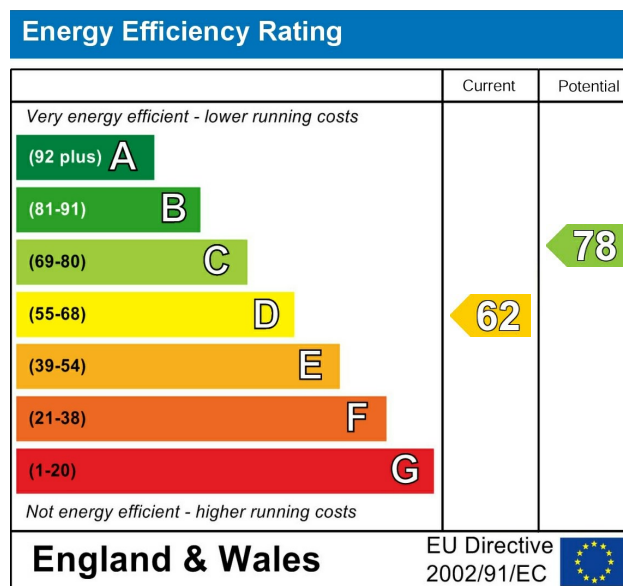
### Gardens

Concrete imprinted driveway providing 'off road' parking. Gated side access to the rear garden, timber shed.

## ADDITIONAL INFORMATION

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

Council Tax - Band C - Solihull MBC.



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