

Barratt Last

ESTATE AGENTS

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AUSTIN CROFT, SMITHSWOOD, B36 9JJ

£210,000 FREEHOLD

- Much Improved Freehold Town House
- Central Heating & Double Glazing
- Fitted Kitchen/Dining Room (including Range Cooker)
- Re-fitted Fully Tiled Bathroom
- Spacious Accommodation On 3 Levels
- Downstairs Guests Cloakroom
- Three Bedrooms
- Integral Garage

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A much improved Freehold Town House residence which must be viewed internally to be fully appreciated. Gas fired central heating, double glazing and accommodation over three floors comprising:- Enclosed Porch Entrance, Hall, Fitted Cloakroom, Fitted Kitchen/Dining Room, Lounge, Three Bedrooms, re-fitted fully tiled Bathroom with shower, Garage and gardens.

Viewing recommended.

GROUND FLOOR

Recessed Porch Entrance

Hall

Laminate floor covering, central heating radiator.

Fitted Guests Cloakroom

Laminate floor covering, wash hand basin, low flush W.C, window.

Fitted Kitchen/Dining Room

17'3" x 14'2" max (5.26m x 4.32m max)
Laminate floor covering, fitted base and wall units, ample work surfaces, single drainer stainless steel sink, 'Range cooker, cylindrical cooker hood air extractor fan, tiled splashbacks, 2 double glazed windows and double glazed door to rear garden, understairs store cupboard.

FIRST FLOOR

Enlarged Lounge Area

16'3" max 11'10" min x 14'4" (4.95m max 3.61m min x 4.37m)

Laminate floor covering, central heating radiator, window.

Bedroom 1

14'7" x 8'8" (4.45m x 2.64m)

Laminate floor covering, central heating radiator, 2 double glazed windows.

SECOND FLOOR

Landing

Laminate floor covering, 2 store cupboards plus cupboard housing 'Worcester' gas fired central heating boiler.

Bedroom 2

14'6" x 8'8" (4.42m x 2.64m)

Laminate floor covering, central heating radiator, double glazed window.

Bedroom 3

9'3" x 8'6" (2.82m x 2.59m)

Laminate floor covering, central heating radiator, double glazed window.

Re-Fitted Bathroom

Fully tiled walls, panelled bath, over bath shower fitted, glazed shower screen, pedestal wash hand basin, low flush w.c., chrome central heating radiator, double glazed window, air extractor fan.

OUTSIDE

Integral Garage

Gardens

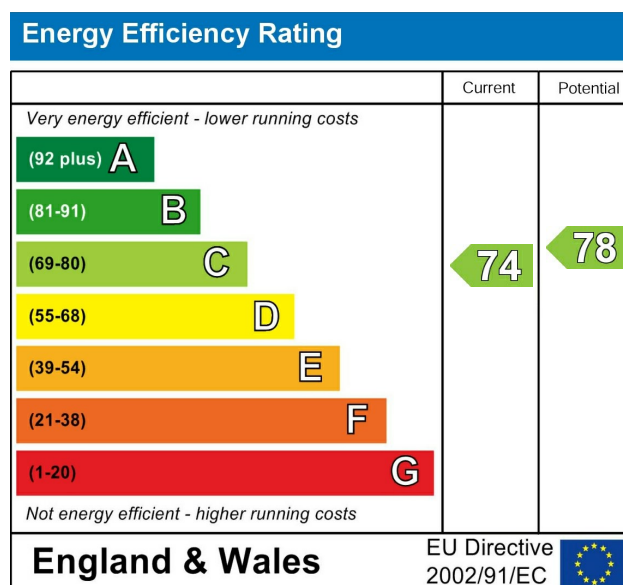
Block paved driveway to fore providing additional 'off road' parking.

Enclosed rear garden with tool store, screen fencing, block-paved patio and artificial lawn.

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 A - Solihull Metropolitan Borough Council.



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