# **Barratt Last**

## ESTATE AGENTS

### 0121 776 5744



### 72 HAZELHURST ROAD, CASTLE BROMWICH, B36 0BJ £325,000 FREEHOLD

- Larger Style Traditonal Freehold Semi-detached
- Two Reception Rooms plus Conservatory
- Extended Kitchen
- Integral Garage

- Three Good Size Bedrooms Plus Loft Room
- Downstairs W.C.
- Central Heating & Double Glazing
- · No On-going Chain

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



A larger style Traditional Freehold Semi-detached residence requiring some cosmetic improvement situated in a popular residential location close to amenities. Centrally heated, double glazed and accommodation comprising:- Enclosed Porch Entrance, Hallway, Downstairs 2nd W.C., Dining Room, Lounge/Conservatory, Extended Kitchen, Three Bedrooms with stairs leading off one to a spacious Loft

Room, Bathroom with shower, Integral Garage, gardens

to front and rear.
No on going chain.

#### **GROUND FLOOR**

#### **Enclosed Porch Entrance**

Double glazed entrance doors, laminate floor covering, access door to garage.

#### **Hallway**

Laminate floor covering, central heating radiator, understairs store cupboard.

#### Downstairs 2nd Low Flush W.C.

Laminate floor covering, double glazed window.

#### **Dining Room**

14'1" x 10'9" (4.29m x 3.28m)

Double glazed bay window to fore, central heating radiator.

#### Lounge/Conservatory

22'8" max x 9'9" (6.91m max x 2.97m)

Central heating radiator, brickette fireplace, 'coal' effect gas fire, tiled floor. Further central heating radiator to the Conservatory area with double glazed windows and double glazed door to the rear garden.

#### **Extended Kitchen**

15'1" x 10'6" (4.60m x 3.20m)

Fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink unit, 'built-in' oven and 4 ring gas hob unit, two double glazed windows to rear, central heating radiator, double glazed door to rear garden.

#### FIRST FLOOR

#### Landing

Spindled balustrade.

#### Bedroom 1

14'0 x 10'9" (4.27m x 3.28m)

Double glazed window to rear, central heating radiator, fitted mirror fronted wardrobes.

#### **Bedroom 2**

13'8" max x 10'4" (4.17m max x 3.15m)

(Walls taper). Double glazed window to fore, central heating radiator, store room off with window housing the gas fired central heating boiler.

#### **Bedroom 3**

13'11" max x 10'10" (4.24m max x 3.30m)

Double glazed bay window to fore, central heating radiator, 'built-in' wardrobe, recess understairs which lead to the loft room.

#### **Bathroom**

8'9" x 7'5" (2.67m x 2.26m)

Part tiled walls, panelled bath, pedestal wash hand basin, low flush w.c., shower cubicle with glazed screens and 'Trition' shower fitment, double glazed window, central heating radiator.

#### SECOND FLOOR

#### **Loft Room**

15'6" x 10'11" max (4.72m x 3.33m max) (Walls taper). Double glazed window.

#### **OUTSIDE**

#### **Integral Garage**

18'1" x 7'7" (5.51m x 2.31m)

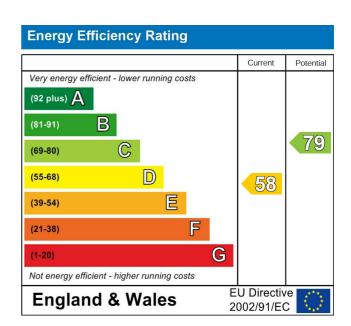
#### Gardens

Concrete driveway to fore providing 'off road' parking. Gated side access to the rear garden with patio, lawns, shrubs, water tap, Summer House and screen fencing.

#### ADDITIONAL INFORMATION

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

Council Tax - Band C - Solihull Metropolitan Borough Council.



#### **HOME TO SELL?**

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