

Barratt Last

ESTATE AGENTS

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22 ARKLE CROFT, BROMFORD BRIDGE, B36 8UL
£185,000 FREEHOLD

- Much Improved Freehold Mid-Terrace
- Full Width Rear Conservatory
- Double Glazing
- Fully Tiled Bathroom With Shower
- Three Bedrooms
- Spacious Fitted Kitchen/Dining Room
- Radiator Central Heating
- Must Be Viewed To Be Appreciated

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
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A much improved Freehold centrally heated, double glazed Mid-Terraced residence which must be viewed internally to be fully appreciated. Entrance opening to spacious fitted Kitchen/Dining Room with built-in oven and hob, Lounge, full width rear Conservatory, Three Bedrooms, Bathroom with shower, Separate W.C., established gardens, security alarm.

GROUND FLOOR

Front Entrance

Composite front door, side double glazed window.

Hall

Laminate flooring, central heating radiator.

Spacious Fitted Kitchen/Dining Room

17'3" x 8'8" (5.26m x 2.64m)

Matching fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink unit, built-in oven and 4 ring gas hob unit, tiled splashbacks, double glazed window to fore, laminate floor covering, central heating radiator, plumbing for domestic appliances, sunken spot light fittings to ceiling, recess for refrigerator.

Lounge

18'6" x 10'6" (5.64m x 3.20m)

Double glazed window to fore, wood effect flooring, central heating radiator, shaped 'Adam' style fire surround, double glazed patio doors opening to:-

Full Width Rear Conservatory

21'1" x 9'8" (6.43m x 2.95m)

Wood effect flooring, central heating radiator, double glazed windows and double glazed door to rear garden.

FIRST FLOOR

Landing

Store cupboard off housing 'Ideal' combination gas fired central heating boiler.

Bedroom 1

13'0" x 11'10" max (3.96m x 3.61m max)

Double glazed window to fore, central heating radiator, laminate floor covering.

Bedroom 2

12'7" x 10'9" max (3.84m x 3.28m max)

Double glazed window to fore, central heating radiator, access to part boarded loft area, laminate floor covering.

Bedroom 3

8'11" x 7'7" (2.72m x 2.31m)

Double glazed window to rear, central heating radiator, laminate floor covering.

Bathroom

Fully tiled walls, panelled bath, over bath shower fitted, glazed shower screen, wash hand basin with store cupboard beneath, double glazed window, laminate floor covering.

Separate Low Flush W.C.

Laminate floor covering, double glazed window.

OUTSIDE

Gardens

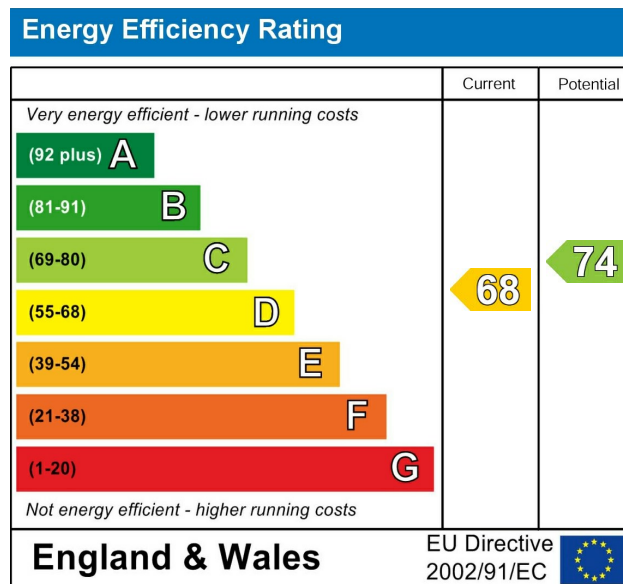
To fore lawns, shrubs and approach pathway.

The enclosed rear garden has ornamental pond, paved area, mature shrubs, tool store, screen fencing.

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 - Birmingham City Council.



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