

Barratt Last

ESTATE AGENTS

0121 776 5744



BALMORAL ROAD, CASTLE BROMWICH, B36 0JS
£250,000 FREEHOLD

- Larger Style Freehold Semi-Detached
- 3 Good Size Bedrooms
- Downstairs Shower Room Plus Upstairs Bathroom
- Large Side Garage & Side Passageway (in need of repair)
- Enormous Potential For Improvement
- 3 Reception Rooms
- Central Heating & Double Glazing
- NO CHAIN

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

Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



This 'Larger Style' Freehold Semi-detached residence offers enormous potential for improvement which is reflected in the asking price. Occupying a corner position in a cul-de-sac location, the property is set back behind a block-paved driveway providing a multiple car parking facility. To the side of the property there is a large Garage and entrance passageway (which are in need of repair). To the rear there is a small garden. The property has a central heating system (with an older floor mounted central heating boiler), double glazing and the accommodation briefly comprises :- good size Reception Hallway, 3 Receptions Rooms,, modern ground floor Shower Room, Kitchen, Utility Room, 3 good size Bedrooms, upstairs Bathroom.
NO ON-GOING CHAIN.

GROUND FLOOR

Front Entrance

UPVC double glazed front door, side double glazed window panel.

Hallway

Central heating radiator, recess understairs.

Reception Room 1

15'9" x 13'4" (4.80m x 4.06m)

Double glazed bay window to fore, central heating radiator, wall mounted gas fire.

Reception Room 2

11'5" x 8'10" (3.48m x 2.69m)

Double glazed window, central heating radiator and double glazed door to rear garden.

Reception Room 3

11'7" x 7'2" (3.53m x 2.18m)

Double glazed windows to front and side, central heating radiator.

Modern Shower Room

7'0" x 4'5" (2.13m x 1.35m)

Fully tiled walls, shower area with glazed shower screen and 'Triton' shower, low flush W.C., chrome central heating radiator, sunken spot light fittings to ceiling.

Kitchen

9'10" x 9'5" (3.00m x 2.87m)

Matching fitted base and wall units, roll edge work surfaces, 1 & a quarter bowl single drainer stainless steel sink, 'built-in' oven and 4-ring gas hob unit, 'pull out' sliding storage unit, half tiled walls, double glazed window to rear.

Utility Room

7'5" x 7'2" (2.26m x 2.18m)

Single drainer stainless steel sink, plumbing for domestic appliance, 'Ideal' floor mounted gas fired central heating boiler, central heating programmer, double glazed window.

FIRST FLOOR

Landing

Side double glazed window, airing cupboard, loft access.

Bedroom 1

18'5" x 10'8" (5.61m x 3.25m)

Double glazed bay window to fore, central heating radiator.

Bedroom 2

10'8" x 9'6" (3.25m x 2.90m)

Double glazed window to rear, central heating radiator.

Bedroom 3

10'11" x 8'10" (3.33m x 2.69m)

Double glazed window to fore, central heating radiator, 'built-in' clothes cupboard, additional store room.

Bathroom

7'10" x 5'6" (2.39m x 1.68m)

Fully tiled walls, panelled bath, 'Triton' over bath shower fitted, glazed shower screen, wash hand basin with store cupboard beneath, low flush w.c., bidet, 2 double glazed windows, central heating radiator, wall cupboards.

OUTSIDE

Side Entrance/Passageway

20'11" x 5'8" (in need of repair) (6.38m x 1.73m (in need of repair))

Side Garage

21'5" x 15'11" (in need of repair) (6.53m x 4.85m (in need of repair))

Gardens

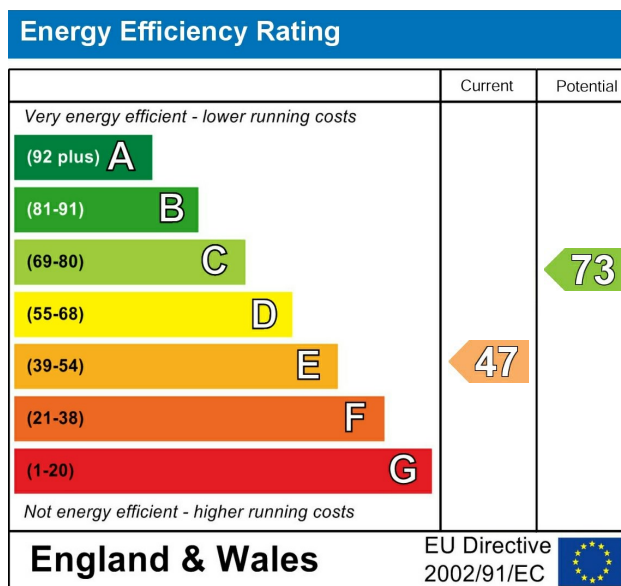
To fore lawn with shrubs and block-paved driveway providing a multiple car parking facility.

A smaller garden to the rear has patio and flower/shrub beds.

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 D - Solihull Metropolitan Borough Council.



HOME TO SELL?

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

FIND US ON:

rightmove find your happy

ZOOPLA

PrimeLocation.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.