

# Barratt Last

## ESTATE AGENTS

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**26 TACKFORD CLOSE, CASTLE BROMWICH, B36 9TA**  
**£275,000 FREEHOLD**

- Much Improved Freehold Semi-Detached Offering Versatile Living Accommodation
- Upstairs & Downstairs Shower Rooms
- Central Heating
- Bright & Airy Well Presented Accommodation Throughout
- Three Bedrooms (one being downstairs)
- Large Rear Conservatory
- Double Glazing
- Off Road Parking to Fore

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A much improved Freehold Semi-detached residence, situated in a cul-de-sac location. This well maintained and presented property boasts a versatile layout, featuring Two Bedrooms in the Main House, and a Third Room created from a clever garage conversion, which is currently used as a Bedroom with En-suite. This space has its own independant entrance, providing added flexibility and potential for use.

The property benefits from gas central heating, double glazing and window shutters in a number of rooms. New fitted carpets and white goods included in the sale. Ideal purchase for first time buyers, families seeking additional space and flexibility or professionals looking for a home office or workspace.

## GROUND FLOOR

### Front Porch Entrance/Hall

Central heating radiator, double glazed window.

### Lounge

14'11" x 12'2" (4.55m x 3.71m)

Double glazed window with shutters to the fore, central heating radiator, 'built-in' store cupboard, stairs with side handrail leading off to the 1st floor.

### Fitted Kitchen

12'0" x 7'0" (3.66m x 2.13m)

Matching fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink, complimentary tiled splashback, 'built in' oven and 4-ring gas hob unit with cooker hood air extractor fan above, automatic washing machine, tumble dryer and fridge freezer are also included, central heating radiator, double glazed window.

### Full Width 'Domed' Rear Conservatory

15'8" x 8'2" (4.78m x 2.49m)

Two central heating radiators, double glazed windows and double glazed doors to rear garden.

### Inner Hallway

Laminate floor covering, access to loft space, UPVC double glazed door to front.

### Shower Room

Tiled floor covering, low flush w.c., wash hand basin, shower cubicle in tiled surround with glazed screens and 'Rainfall' showerhead, air extractor fan, central heating radiator, 'built-in' linen cupboards.

### Bedroom

7'9" x 7'8" (2.36m x 2.34m)

Double glazed window to fore with shutters, central heating radiator, laminate floor covering, sunken spot light fittings to ceiling.

## FIRST FLOOR

### Landing

Loft access.

### Bedroom

12'1" x 9'7" (3.68m x 2.92m)

Double glazed window to fore with shutters, central heating radiator, 'built-in' store.

### Bedroom

12'0" x 7'6" (3.66m x 2.29m)

Double glazed window to rear, central heating radiator.

### Shower Room

Fully tiled walls, shower cubicle with glazed screens and shower fitment, wash hand basin with store cupboard beneath, low flush w.c., chrome central heating radiator, double glazed window, tiled floor covering.

## OUTSIDE

### Gardens

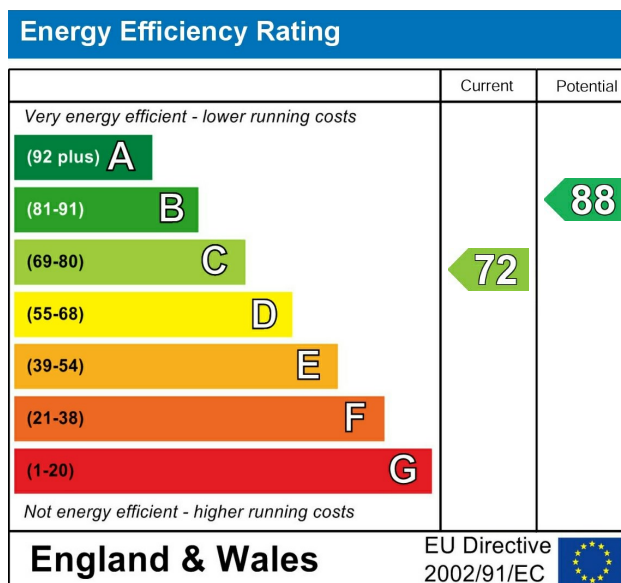
Block paved driveway providing secure off-road parking to the fore.

To the rear of the property, there is a good size garden which is not overlooked.

## ADDITIONAL INFORMATION

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

Council Tax - Band C - Solihull MBC.



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