

Barratt Last

ESTATE AGENTS

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COOKS LANE, KINGSHURST, B37 6PA
£325,000 FREEHOLD

- Spacious Freehold Detached Bungalow
- Two Reception Rooms Plus Conservatory
- Central Heating and Double Glazing
- Large Garage and Good Size Gardens
- Three Double Bedrooms
- Large Bathroom and Fitted Kitchen
- Solar Panels and Cavity Wall Insulation
- NO CHAIN

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A unique 'family size' Freehold Detached Bungalow offering spacious accommodation throughout, which must be viewed internally in order to be fully appreciated. Also benefitting from central heating, double glazing, solar panels and cavity wall insulation the property comprises : - Enclosed porch entrance, long reception Hallway, Lounge, separate Dining Room (which could be used as a 'possible 4th bedroom'), conservatory, fitted Kitchen, Bathroom with 4-piece suite and shower cubicle. integral garage, good size gardens including multiple vehicular parking facility to fore. No on-going chain.

Enclosed Porch Entrance

UPVC double glazed front door, side double glazed window panel, central heating radiator.

Hallway

2 central heating radiators, cloaks cupboards.

Lounge

18'11" x 13'9" (5.77m x 4.19m)

Double glazed window to fore, feature coated fireplace, 'coal effect' fire, central heating radiator.

Dining Room

13'11" x 10'8" (4.24m x 3.25m)

'Adam' style fireplace, 'coal effect' electric fire, central heating radiator, double glazed doors opening to :

Conservatory

15'1" x 9'7" (4.60m x 2.92m)

Central heating radiator, double glazed window and double glazed doors to rear garden.

Fitted Kitchen

14'8" x 13'6" (4.47m x 4.11m)

Matching fitted base and wall units, single drainer stainless steel sink, work surfaces, cylindrical cooker hood air extractor fan, part tiled walls, plumbing for domestic appliances, central heating radiator, double glazed patio doors and door to rear garden.

Bedroom 1

11'10" x 10'8" (3.61m x 3.25m)

Central heating radiator, double glazed window, fitted mirror fronted wardrobes.

Bedroom 2

13'6" x 8'4" (4.11m x 2.54m)

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

Bedroom 3

10'6" x 8'3" (3.20m x 2.51m)

Central heating radiator, double glazed window, fitted mirror fronted wardrobes.

Bathroom

10'10" x 10'4" (3.30m x 3.15m)

Part tiled walls, 4 piece suite comprising :- panelled bath, wash hand basin set in vanity unit with store cupboards, low flush w.c., bidet, shower cubicle with glazed screens and shower fitment, central heating radiator, double glazed win

OUTSIDE

Integral Garage

19'11" x 10'1" (6.07m x 3.07m)

Power and lighting, 'Potterton' combination gas fired central heating boiler.

Good Size Gardens

The property is set well back from the roadway behind a lawn and block paved driveway providing a multiple vehicular car parking facility, gated side entrance to both sides of the property leads to the rear garden with patio, lawn and garden shed.

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 C- Solihull Metropolitan Borough Council.

The property is fitted with a water meter.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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