

Barratt Last

ESTATE AGENTS

0121 776 5744



1 WHEATFIELD CLOSE, SMITHSWOOD, B36 0QP

£235,000 - FREEHOLD

- Freehold Self-build Semi-detached
- Three Double Bedrooms
- Central Heating & Double Glazing
- Generous Accommodation With Potential For Improvement
- Corner Plot With Room For Extension (subject to consent)
- Downstairs 2nd W.C.
- Side Garage
- No On-going Chain

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

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A Freehold Self-build Semi-detached residence, occupying a corner plot with gardens extending to one side of the property providing scope for extension/s (subject to planning consent). The generous accommodation benefits from radiator central heating, double glazing and offers potential for improvement reflected in the asking price. Enclosed Porch Entrance, Open Plan Lounge, Fitted Kitchen/Dining Room, Lobby with 2nd W.C., Three Double Bedrooms, Bathroom with Separate Shower, Side Garage (new up and over door). No On-going Chain.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance door, side double glazed window panels.

Open Plan Lounge

18'1" x 15'0" max (5.53 x 4.59 max)

Double glazed window to fore, central heating radiator, laminate floor covering, 'Adam' style fireplace, 'coal effect' fire.

Stairs leading off to First Floor.

Fitted Kitchen/Dining Room

18'0" x 11'8" (5.51 x 3.57)

Matching fitted base and wall units, single drainer stainless steel sink, breakfast bar with 'built-in' oven and 4 ring gas hob unit, tiled splashbacks, double glazed window, central heating radiator, double glazed patio doors to rear garden.

Door to:-

Lobby

Access to side garage, rear garden and:-

2nd W.C.

Low flush w.c., window.

FIRST FLOOR

Landing

Double glazed window, cupboard housing 'Worcester' gas fired central heating boiler, loft access.

Bedroom 1

11'8" x 9'4" (3.57 x 2.87)

Double glazed window to fore, central heating radiator, laminate floor covering, 'built-in' wardrobes.

Bedroom 2

11'1" x 9'1" (3.38 x 2.79)

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

Bedroom 3

8'7" x 8'4" (2.62 x 2.55)

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

Bathroom

8'6" x 8'3" (2.61 x 2.54)

Panelled bath, pedestal wash hand basin, low flush w.c., shower cubicle with glazed screens and 'Triton' shower fitment, central heating radiator, double glazed window.

OUTSIDE

Side Garage

New 'up and over' door, power and lighting.

Gardens

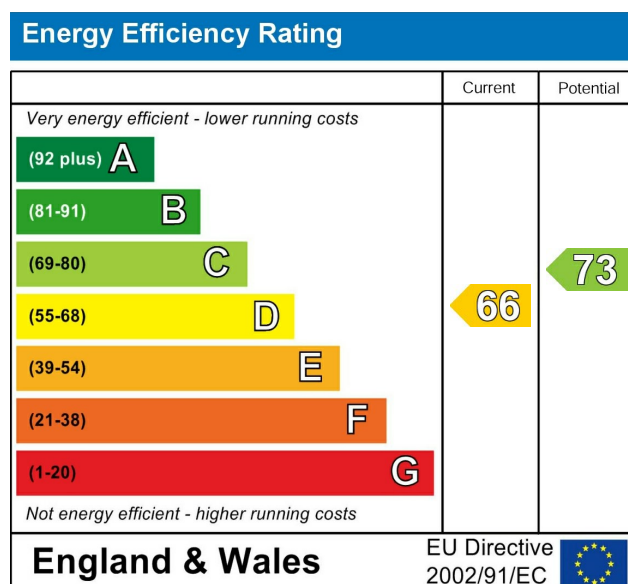
To fore there are lawns and block-paved driveway providing 'off road' parking.

Gated side access to the rear garden with patio, lawn, screen fencing and providing scope for extension/s to the side of the property (subject to planning consent).

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 B - Solihull Metropolitan Borough Council.



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