

Barratt Last

ESTATE AGENTS

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39 WHITTLEFORD GROVE, CASTLE BROMWICH, B36 9SL
£305,000 - FREEHOLD

- Modern Freehold Link-Detached
- Three Bedrooms
- Central Heating
- Side Garage
- Pleasant Cul-de-sac Location
- Two Reception Rooms
- Double Glazing
- No On-going Chain

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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.



GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance door, side double glazed window panels.

Hallway

Central heating radiator.

Lounge

15'1" x 11'1" (4.6 x 3.38)

Double glazed bow window to fore, central heating radiator, shaped 'Adams' style fireplace, 'coal effect' fire, understairs store cupboard.

Dining Room

14'5" x 8'5" (4.4 x 2.59)

Double glazed window, central heating radiator, French door and side window panel to:-

Conservatory

Windows and door to rear garden.

Fitted Kitchen

12'11" x 7'5" (3.96 x 2.27)

Matching base and wall units, roll edge work surfaces, single drainer sink, 'built-in' oven and 4 ring hob unit with cooker hood air extractor fan above, part tiled walls, double glazed window, 'Vaillant' wall mounted gas fired central heating boiler, air extractor fan, laminate floor covering, door to side garage.

FIRST FLOOR

Landing

Side double glazed window, airing cupboard, loft access.

Bedroom 1

12'9" x 8'2" (3.89 x 2.49)

Double glazed window to fore, central heating radiator, fitted wardrobes.

Bedroom 2

8'2" x 7'11" (2.5 x 2.42)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom 3

9'9" x 6'0" (2.98 x 1.85)

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

Re-fitted Bathroom

6'1" x 5'7" (1.87 x 1.72)

Fully tiled walls, panelled bath, overbath shower fitted with two shower heads, glazed shower screen, pedestal

wash hand basin, low flush w.c., central heating radiator, double glazed window, laminate floor covering.

OUTSIDE

Side Garage

Power and lighting.

Gardens


To the fore there is a gravel area and block-paved driveway providing 'off road' car parking.

The rear garden has a patio, lawn, screen fencing 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 D - Solihull Metropolitan Borough Council.

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

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