Barratt Last
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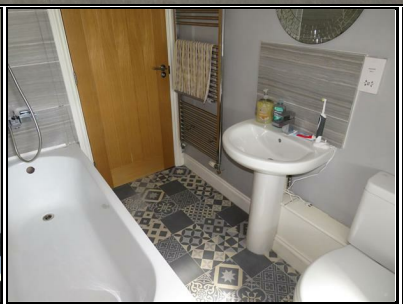

10 BROOM CLOSE, CASTLE BROMWICH, B36 0LL
£300,000 FREEHOLD

- Very Well Presented Modern Freehold Semi-detached
- Guest Cloakroom
- Central Heating & Double Glazing
- Internal Viewing Essential
- 3 Bedrooms (En-suite off Master Bedroom)
- Fitted Kitchen/Diner (including appliances)
- Allocated Off Road Parking for 2 Vehicles
- Landscaped Private Rear Garden

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Registered office: 301-303 Chester Road B36 0JG

The Property Ombudsman

GROUND FLOOR

Canopy Porch Entrance
Exterior wall lantern, EV charging point.

Hallway
Laminate floor covering, double glazed window.

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

Lounge
16'0" x 12'1" (4.88 x 3.7)
Double glazed bay window tofore with fitted shutters, central heating radiator.

Fitted Kitchen/Dining Room
19'6" x 8'0" (5.95 x 2.44)
Modern fitted base and wall units, 1 and 1/4 bowl single drainer stainless steel sink, ample worksurfaces, 'built-in' oven/grill, 4 ring gas hob unit with cylindrical cooker hood air extractor fan, complimentary mosaic tiled splashbacks, integrated washer/dryer, dishwasher and fridge/freezer, cupboard housing 'Baxi' gas fired central heating boiler, central heating radiator, double glazed window, double glazed doors to rear garden.

FIRST FLOOR

Landing
Side double glazed window, access to part boarded loft area with 'pull-down' ladder and light.

Bedroom 1
11'4" x 8'4" (3.46 x 2.55)
Double glazed window to fore with fitted shutters, central heating radiator, full height fitted wardrobes with mirrored doors.

En-suite Shower Room
Shower cubicle with glazed screens, tiled surround and shower fitment, pedestal wash hand basin, low flush w.c., air extractor fan, chrome central heating radiator.

Bedroom 2
10'11" x 8'5" (3.33 x 2.58)
Double glazed window to rear, central heating radiator.

Bedroom 3
8'6" x 6'2" (2.60 x 1.88)
Double glazed window to rear, fitted wardrobes to 2 walls, central heating radiator.

Bathroom
8'0" x 5'5" (2.45 x 1.66)
Panelled bath with shower attachment, pedestal wash hand basin, low flush w.c., chrome central heating radiator, double glazed window.

OUTSIDE

2 Allocated Car Parking Spaces To Fore
With EV charger point.

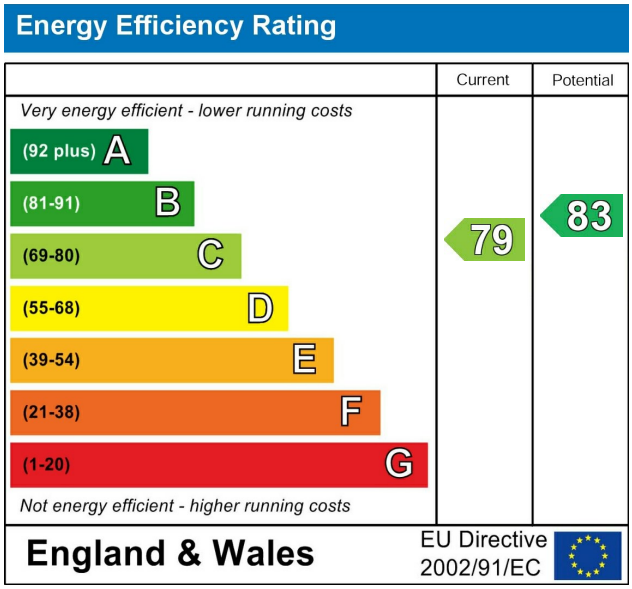
Beautifully Landscaped Gardens
Artificial lawn to fore and gated side access to rear. The rear garden has patio, bespoke pergola with raised seated area ideal for outside entertaining, artificial lawn, outside water tap, garden shed and screen fencing.

ADDITIONAL INFORMATION
Tenure - We understand that the property is Freehold, however we would advise that all interested parties have this information verified by a Legal Representative.

Council Tax - Band C - Solihull MBC.

Please note there is a Service Charge payable of £167 per half year for maintenance and upkeep of the development.

Also the property is fitted with a water meter.



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