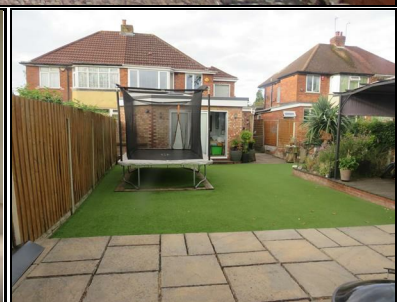


Barratt Last

ESTATE AGENTS

0121 776 5744



12 ELMFIELD ROAD, CASTLE BROMWICH B36 0HL
£355,000 FREEHOLD

- Much Improved Extended Semi-Detached
- Spacious Fitted Kitchen/Breakfast Room
- Central Heating & Double Glazing
- Multiple Parking To Fore
- FOUR Bedrooms
- 'Orangery' At Rear
- Integral Garage
- Delightful Rear Garden

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

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 and side window panels, tiled floor covering.

Hallway

Laminate floor covering, store cupboards understairs. Stairs with feature balustrade leading off to the first floor.

Through Lounge/Dining Room

29'7" x 9'11" (9.03 x 3.04)

Double glazed bay window with fitted blinds and seated area to the fore, underfloor heating, laminate floor covering, sunken spot light fittings to ceiling, double glazed doors to :

'Orangery'

16'7" x 11'6" (5.06 x 3.53)

Tiled floor covering, sunken spot light fittings and skylight window to ceiling, underfloor heating, double glazed window and double glazed doors opening to the delightful rear garden.

Extended Fitted Kitchen/Breakfast Room

13'2" x 12'2" (4.02 x 3.71)

Having an array of fitted base and wall units, ample work surfaces, one and a half bowl single drainer stainless steel sink, 'built in' double oven and 4 ring ceramic hob unit with cooker hood air extractor fan above, complimentary tiled splashbacks, integrated dishwasher, underfloor heating, 3 double glazed windows, sunken spot light fittings to ceiling, fitted breakfast bar, tiled floor covering, door to garage.

FIRST FLOOR

Landing

Having access to loft.

Bedroom 1

12'7" x 10'1" (3.85 x 3.09)

Double glazed bay window to fore with fitted blinds.

Bedroom 2

12'10" x 9'4" (3.93 x 2.85)

Double glazed window to rear with fitted blinds.

Bedroom 3

6'9" x 6'7" (2.08 x 2.03)

Double glazed window to rear.

Bedroom 4 (Extension)

15'8" x 7'6" (4.79 x 2.30)

Double glazed window to front and rear with blinds.

Bathroom

5'11" x 5'1" (1.82 x 1.55)

Double glazed oriel window to fore, panelled bath, 'Triton' over bath shower fitted, glazed shower screen, pedestal wash hand basin, low flush w.c., part tiled walls, sunken spot light fittings to ceiling.

OUTSIDE

Integral Garage

15'3" x 7'6" (4.67 x 2.3)

Double glazed window and side courtesy door.

Gardens

Predominately gravel driveway providing a multiple car parking facility to fore, Electric Vehicle charging point and having shrubs.

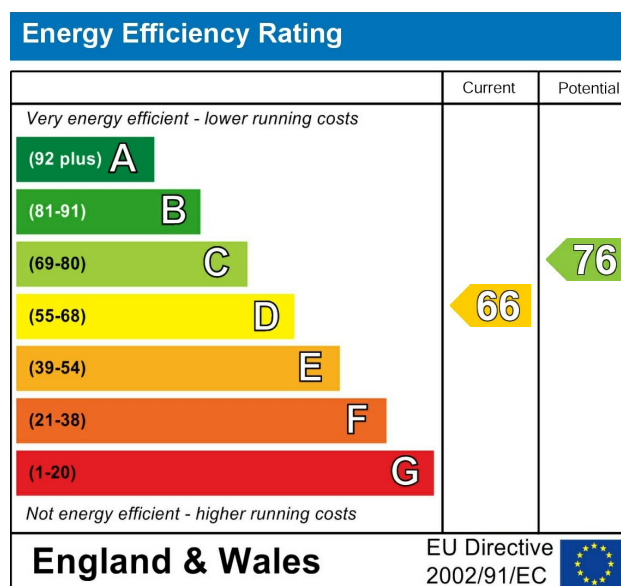
Tradesman's side entrance leading to the pleasant rear garden area designed for ease of maintenance with front and rear patios, shrub bed, artificial lawn, outside lighting, timber decking, screen fencing and storage areas.

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 MBC.

This property is fitted with a water meter.

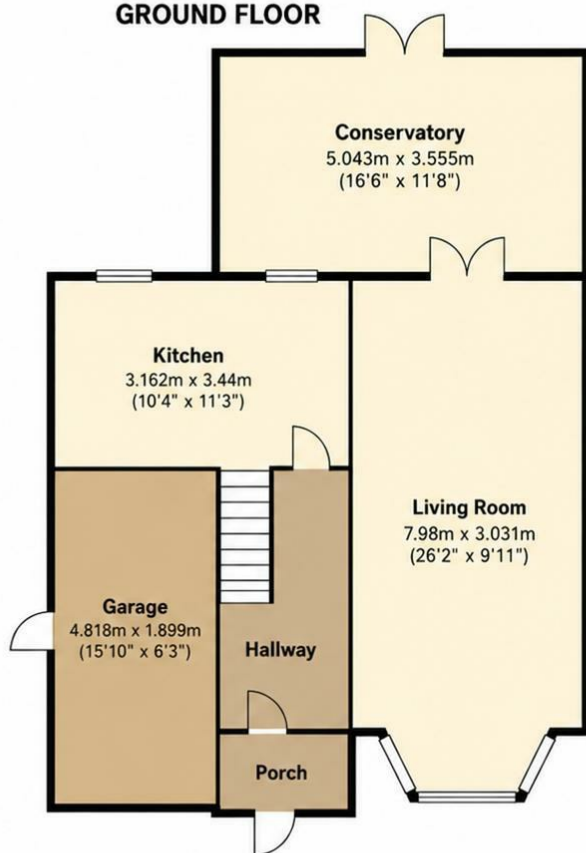


HOME TO SELL?

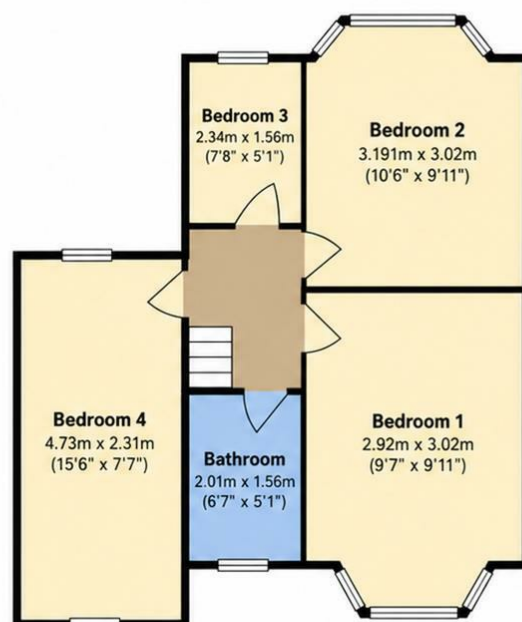
If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

12 Elmfield Road, B36 0HL

GROUND FLOOR



FIRST FLOOR



Total Approx. Floor Area: 110.42m² (1,188 sq ft)

All measurements are approximate and for illustrative purposes only.
Not to scale. Plan for guidance only.