Barratt Last
ESTATE AGENTS

0121 776 5744











157 BLANDFORD AVENUE, CASTLE BROMWICH. B36 9JE
£350,000 FREEHOLD

- Traditional Freehold Semi-detached Appointed To The Highest Standard Throughout
- Central Heating & Double Glazing
- Conservatory
- Luxury Bathroom
- Superb, Extended 'Wren' Fitted Kitchen With Integrated Appliances & 'Amitico' Flooring
- Fitted Guests Cloakroom
- Three Bedrooms
- No On-going Chain

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.

The Property Ombudsman

GROUND FLOOR

Enclosed Porch Entrance
UPVC double glazed entrance door, side double window panels, tiled floor covering.

Welcoming Reception Hall
Solid wood flooring, modern oak doors leading to downstairs rooms.
Stairs leading off to 1st floor.

Through Lounge/Dining Room
24'9" x 10'0" (7.56 x 3.07)
Double glazed bay window to fore, solid wood flooring, gas fire fitted, 2 central heating radiators, double glazed doors to:-

Conservatory
10'1" x 6'9" (3.08 x 2.06)
Tiled floor covering, double glazed windows and doors.

Fitted Guests Cloakroom
Tiling to walls and floor, low flush w.c., wash hand base with vanity cupboard below.

Superb Extended 'Wren' Fitted Kitchen
14'4" x 13'8" (4.38 x 4.19)
Array of modern fitted base and wall units, ample quartz work surfaces, inset sink, integrated dishwasher, fridge and freezer, induction hob and extractor fan above, 'built-in' oven and microwave, two skylight windows, further double glazed window to rear, vertical central heating radiator, 'Amtico' flooring, fitted to the units to one wall is a matching integral door giving access to garage.

FIRST FLOOR

Landing
Modern oak doors to upstairs rooms, access to boarded and insulated loft area with 'pull-down' ladder.

Bedroom 1
12'6" x 8'3" (3.83 x 2.52)
Double glazed bay window to fore, modern fitted wardrobes, central heating radiator.

Bedroom 2
13'4" x 8'8" (4.07 x 2.65)
Double glazed window to rear, modern fitted wardrobes, central heating radiator.

Bedroom 3
9'3" x 7'0" (2.82 x 2.14)
Double glazed window to fore, fitted wardrobes, central heating radiator, wood effect flooring.

Luxury Bathroom
Panelled bath, wash hand basin set in vanity unit, 'walk-in' shower with glazed screen and rainfall shower head, double glazed window, heated towel rail.

Separate Low Flush W.C.
Double glazed window.

OUTSIDE

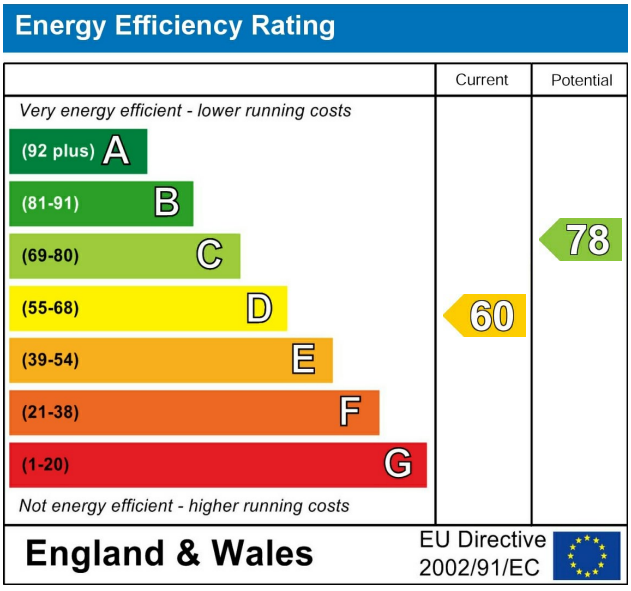
Side Garage
9'3" x 6'10" (2.82 x 2.1)
New electric roller door, wall-mounted central heating boiler, power and lighting.

Gardens
Multiple parking facility to fore.
Landscaped rear garden with large patio area, lawn, shrubs, screen fencing and pergola.

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

Council Tax - Band D - Solihull Metropolitan Borough Council.

Please note that there is a water meter fitted at the property.



HOME TO SELL?

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