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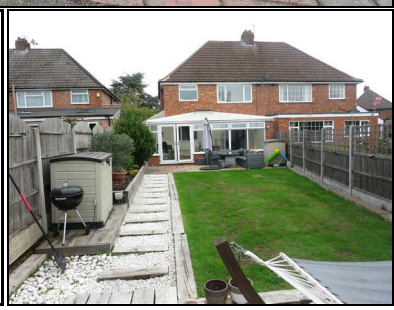

4 FARNWORTH GROVE, CASTLE BROMWICH, B36 9JA
£350,000 FREEHOLD

- Superbly Presented Freehold Semi-detached
- Fitted Kitchen With Appliances
- Re-fitted Bathroom
- Full Width Double Glazed Conservatory
- Three Good Size Bedrooms
- Fitted Cloakroom/W.C.
- Gas Central Heating & Double Glazed
- Viewing Highly Recommended

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The Property Ombudsman

GROUND FLOOR

Enclosed Porch Entrance
UPVC panelled and double glazed entrance door, matching double glazed sidelights.

Hallway
Composite front door, inset ceiling spotlights, central heating radiator, engineered oak flooring and oak veneered doors to:-

Fitted Cloakroom/W.C.
White low flush w.c., vanity unit with inset wash hand basin, tiled splashbacks, inset ceiling spotlights, ceramic tiled floor.

Utility/Cloaks Cupboard
Plumbing for appliances, power and lighting, ceramic tiled floor.

Lounge/Dining Room
Dining Room - 11'10" x 10'0" (3.61 m x 3.05) Double glazed bay window to fore, engineered oak flooring, central heating radiator. Walk through to:-

Lounge - 13'2" x 10'5" (4.01 m x 3.17) Central heating radiator, inset ceiling spotlights, engineered oak flooring, UPVC double glazed French doors to:-

Full Width Conservatory
21'1" x 9'10" (6.43m x 3.00m)
Wall light points, central heating radiator, double glazed windows, laminate wood effect floor covering, double glazed French doors to the rear garden.

Fitted Kitchen
11'3" x 10'5" (3.43m x 3.18m)
Having been externally extended and re-fitted with an excellent range of fitted base and wall units with wood effect work surfaces over, inset white ceramic 'Belfast' sink, tiled splashbacks, integrated fridge, freezer and dishwasher, freestanding 'range' style cooker, stainless steel hood air extractor fan over, inset ceiling spotlights, double glazed window to rear, UPVC double glazed door to garage.

FIRST FLOOR

Landing
Inset ceiling spotlights, access to partially boarded loft and doors to:-

Bedroom 1
14'4" x 10'4" (4.37m x 3.15m)
Double glazed bay window to fore, inset ceiling spotlights, central heating radiator.

Bedroom 2
13'4" x 10'5" (4.06m x 3.18m)
Double glazed window to rear, inset ceiling spotlights, central heating radiator.

Bedroom 3
9'0" x 6'10" (2.74m x 2.08m)
Double glazed window to fore, inset ceiling spotlights, central heating radiator, built-in store cupboard off.

Re-fitted Bathroom
23'3" x 8'9" min (7.1 x 2.69 min)
White suite comprising:- freestanding bath, vanity unit with inset wash hand basin, low flush w.c., walk-in fully tiled shower cubicle with chrome thermostatically controlled shower over, centrally heated towel rail, inset ceiling spotlights, tiling to half height, two double glazed windows.

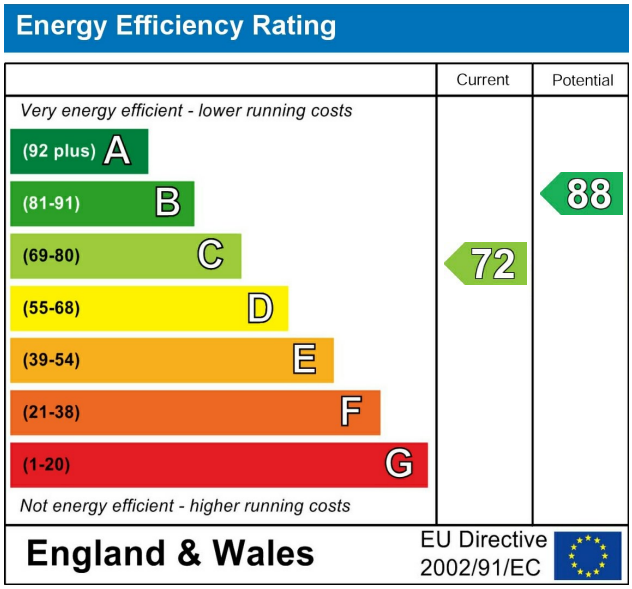
OUTSIDE

Garage
13'2" x 6'11" (4.01m x 2.11m)
Double opening metal doors, light and power, wall-mounted 'Worcester' gas fired combination central heating boiler, UPVC double glazed door to rear garden.

Gardens
The property is set behind a tarmacadam driveway providing 'off road' parking and a stoned area.
Well laid out rear garden enjoying a sunny aspect with paved patio, lawn, raised border, decorative stone and timber decked areas, good size Garden Store 11'5" X 8'7" (3.48m x 2.62) providing a useful storage area.

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.



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