

# Barratt Last

ESTATE AGENTS

0121 776 5744



**75 ELMFIELD ROAD, CASTLE BROMWICH, B36 0HN**  
**£280,000 FREEHOLD**

- Formerly A 3 Bedroomed Semi-Detached (Converted to 2)
- Extended Fitted Kitchen
- Central Heating
- Integral Garage
- Popular Location Close to Amenities
- 2nd W.C.
- Double Glazing
- Some Modernization Needed

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

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Registered office: 301-303 Chester Road B36 0JG



A Traditional Freehold, central heated, double glazed Semi-detached residence situated in a popular residential location, close to amenities. The property, which is in need of some modernization, was formerly a Three Bedroomed House which has now been converted to a Two Bedroomed Residence to suit the current owners needs but could quite easily be converted back.

Additionally, the property comprises :-

Good size block-paved driveway to fore providing a multiple car parking facility, Side Garage, Hallway, Through Lounge, Extended Fitted Kitchen (including oven and hob) with 2nd W.C. off. Upstairs Wet Room and enclosed rear garden.

## GROUND FLOOR

### Hallway

UPVC double glazed front door, side double glazed window panel, laminate floor covering, central heating radiator, stairs with side handrails leading off.

### Through Lounge

24'7" x 9'8" (7.5 x 2.96)

Double glazed bay window to fore, central heating radiator, 'Adam' style fireplace, modern electric fire, double glazed window to rear.

### Extended Fitted Kitchen

13'8" x 8'4" (4.19 x 2.56)

Matching fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink, 'built-in' oven and 4 ring gas hob unit, tiled splashbacks, laminate floor covering, double glazed windows and double glazed door to rear garden. Further door to :

### Guests Cloakroom

Low flush W.C. wash hand basin, double glazed window.

## FIRST FLOOR

### Landing

Side double glazed window, loft access.

### Bedroom 1

14'10" x 12'4" (4.54 x 3.77)

Enlarged into what was originally the 3rd bedroom. Having double glazed bay window to fore, central heating radiator and further double glazed window to fore.

### Bedroom 2

13'1" x 9'8" (4.01 x 2.97)

Double glazed window to rear, central heating radiator.

## Wet Room

7'2" x 6'7" (2.2 x 2.01)

Fully tiled walls, shower fitment, wash hand basin with store cupboards beneath, low flush W.C. chrome central heating radiator, double glazed window.

## OUTSIDE

### Integral Garage

### Gardens

Good size block-paved driveway to fore providing a multiple car parking facility.

Gates side access leads to the rear garden with patio and pathway, lawn, shrubs and screen fencing.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend that interested parties should have this information verified by their Legal Representative.

Council Tax - Band C - Solihull Metropolitan Borough Council.

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

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