

# Barratt Last

ESTATE AGENTS

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**38 WYCKHAM ROAD, CASTLE BROMWICH. B36 0HX**  
**£265,000 FREEHOLD**

- Extended Traditional Freehold Semi-Detached
- Central Heating
- Two Reception Rooms
- Garage
- Popular Location
- Double Glazing
- Three Bedrooms
- Further 'Off Road' Parking

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Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.  
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## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed entrance doors and side double glazed window panels.

### Hallway

Stairs with spindled balustrade leading off to the first floor.

### Front Reception Room

17'7" x 11'4" (5.36 x 3.47)

Double glazed bay window to fore, central heating radiator.

### Extended Rear Reception Room

19'10" x 9'3" (6.06 x 2.83)

Central heating radiator, double glazed patio doors opening to the rear garden.

### Kitchen

11'5" x 7'11" (3.48 x 2.43)

Matching base and wall units, roll edge work surfaces, 1 and a quarter bowl single drainer, stainless steel sink, tiled splashbacks, 'Baxi' wall mounted gas fired central heating boiler, double glazed window and door to rear garden, tiled floor covering.

## FIRST FLOOR

### Landing

Side double glazed window, access to insulated loft area with 'pull down' ladder.

### Bedroom 1

16'2" x 11'10" (4.94 x 3.63)

Double glazed bay window to fore, central heating radiator, 'built-in' wardrobes.

### Bedroom 2

11'11" x 10'4" (3.65 x 3.17)

Central heating radiator, double glazed window to rear, 'built-in' wardrobes.

### Bedroom 3

8'4" x 7'7" (2.56 x 2.32)

Double glazed window to fore, central heating radiator, 'built-in' clothes cupboard.

### Shower Room

Fully tiled wall, laminate floor covering, shower cubicle with glazed screens and shower fitment, central heating radiator and heated towel rail, double glazed window.

### Seperate Low Flush W.C.

Laminate floor covering, part tiled walls, central heating radiator, double glazed window.

## OUTSIDE

### Neat Gardens

To the fore predominantly paved with 'off road' parking facility.

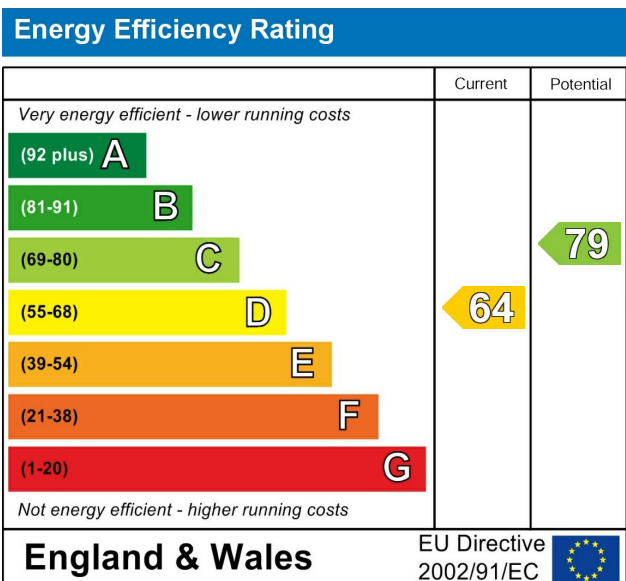
At the rear with patio, lawn, shrub borders, screen fencing and Tradesman's side entrance.

### Side/Rear Garage

## 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 C - Solihull Metropolitan Borough Council.



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