

Barratt Last

ESTATE AGENTS

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249 BOSWORTH DRIVE, CHELMSLEY WOOD. B37 5DN
£210,000 FREEHOLD

- Traditional Build Spacious End Terraced
- Central Heating
- Guests Cloakroom/W.C.
- NO ON GOING CHAIN
- Substantial Garage at Rear
- Double Glazing
- Three Bedrooms

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Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.
Registered office: 301-303 Chester Road B36 0JG



GROUND FLOOR

Front Entrance/Hall

Laminate floor covering, central heating radiator, stairs to first floor.

Lounge

19'2" x 14'5" (5.85 x 4.41)

Double glazed bay window to fore, laminate floor covering, 2 central heating radiators, store room off.

Kitchen

14'6" x 6'11" (4.42 x 2.13)

Fitted base and wall units, roll edge work surfaces, one and a quarter bowl, single drainer sink, part tiled walls, central heating radiator, double glazed window.

Lobby

Door to rear garden.

Fitted Guests Cloakroom

Low flush W.C., wash hand basin.

FIRST FLOOR

Landing

Cupboard housing 'Baxi' gas fired central heating boiler.

Bedroom 1

14'2" x 11'6" (4.33 x 3.52)

Double glazed window to fore, central heating radiator.

Bedroom 2

11'8" x 10'7" (3.57 x 3.25)

Fitted wardrobes to 2 walls, central heating radiator, double glazed window to rear.

Bedroom 3

8'8" x 7'1" (2.65 x 2.18)

Double glazed window to fore, central heating radiator.

Bathroom

8'7" x 6'6" (2.64 x 2.0)

Panelled bath, pedestal wash hand basin, low flush w.c. Part tiled walls, 'Triton' over bath shower fitted, central heating radiator, double glazed window.

OUTSIDE

Gardens

The property occupies an end position, being set back behind a paved frontage and lawn to one side providing potential for extension/s (subject to planning permission) if required.

The enclosed rear garden is paved with flower beds, tool store and Tradesman's rear entrance.


Substantial Garage

At the rear of the garden with block-paved driveway and gates to fore.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

Council Tax - Band C Solihull MBC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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