

# Barratt Last

ESTATE AGENTS

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**22 CHARLBURY AVENUE, FORDBRIDGE. B37 5BG**  
**£210,000 FREEHOLD**

- Freehold 'Double Fronted' End Terraced
- All Amenities Close At Hand
- Three Bedrooms
- Downstairs 2nd W.C.
- Good size Accommodation Offering Great Potential
- 'Off road' Parking To Fore
- Central Heating & Double Glazing
- NO ON-GOING CHAIN

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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

### Front Entrance/Hallway

UPVC front door, side double glazed window.

### Fitted Cloakroom

Wash hand basin, low flush W.C.

### Lounge

18'7" x 10'7" (5.68 x 3.23)

Double glazed window to fore, central heating radiator, 'Adam' style fireplace, double glazed French doors to rear garden.

### Kitchen/Dining Room

18'6" x 12'0" (5.66 x 3.66)

Double glazed window to front and rear, central heating radiator, fitted base and wall cupboards, roll edge work surfaces, one and a quarter bowl single drainer sink, large store off.

### Utility Room

11'10" x 7'3" (3.61 x 2.22)

Plumbing for automatic washing machine, UPVC door to rear garden, window.

## FIRST FLOOR

### Landing

Cupboard housing 'Vaillant' combination gas fired central heating boiler.

### Bedroom 1

12'6" x 10'8" (3.83 x 3.27)

Double glazed window to fore, central heating radiator, loft access.

### Bedroom 2

12'2" x 8'9" (3.71 x 2.67)

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

### Bedroom 3

8'10" x 7'9" (2.71 x 2.37)

Double glazed window to rear, central heating radiator.

### Bathroom

Panelled bath, over bath shower, pedestal wash hand basin, fully tiled walls, central heating radiator, double glazed window.

### Separate Low Flush W.C.

Double glazed window.

## OUTSIDE


### Good Size Gardens

To the front and rear, the former having 'off road' car parking facility and tradesman's side entrance.

## 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) <b>A</b>                                 |                            |                                                                                       |
| (81-91) <b>B</b>                                   |                            | <b>85</b>                                                                             |
| (69-80) <b>C</b>                                   | <b>70</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<br>2002/91/EC |  |

## HOME TO SELL?

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