

Barratt Last

ESTATE AGENTS

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CAMDEN CLOSE, CASTLE BROMWICH VILLAGE, B36 9BY
£250,000 FREEHOLD

- Well Presented Freehold Town House in Village Location
- Two Receptions, Three Bedrooms & W.C.s on Two Floors
- Centrally Heated
- A Lovely Family Home At A Very Realistic Price
- Spacious Accommodation Over Three Floors
- Double Glazed
- Integral Garage
- **MUST BE VIEWED INTERNALLY IN ORDER TO BE FULLY APPRECIATED**

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Don't judge a book by it's cover! This is a lovely family home situated in a highly desirable village location, at a very realistic price, which must be viewed internally in order to be fully appreciated. Hallway, Downstairs W.C., Playroom, Lounge, Fitted Kitchen, Utility Room, Three Bedrooms, Bathroom, Central Heating and Double Glazing, Integral Garage and Gardens.

GROUND FLOOR

Canopy Porch Entrance

Hall

Laminate floor covering.

Stairs with spindled balustrade leading from the hallway to the First Floor.

Guests Cloakroom

Low flush W.C., wash hand basin, laminate floor covering, window.

Family/Playroom

15'6" x 10'4" (4.72m x 3.15m)

Laminate floor covering, central heating radiator, sliding patio door to rear garden.

FIRST FLOOR

Landing

Central heating radiator with cover.

Stairs with spindled balustrade leading from the first floor landing to the 2nd Floor.

Lounge & Dining Area

15'5" x 10'4" & 8'6" x 6'1" (4.70m x 3.15m & 2.59m x 1.85m)

2 central heating radiators, double glazed window with attractive shutters, laminate flooring to dining area with serving hatch to the kitchen.

Fitted Kitchen

11'9" x 8'5" (3.58m x 2.57m)

Matching base and wall units, roll edge work surfaces, single drainer stainless steel sink, 'NEFF' double oven, four-ring gas hob unit, cylindrical cooker hood air extractor fan, double glazed window to fore, wood effect flooring, tiled splashbacks, central heating radiator.

Utility

6'7" x 4'6" (2.01m x 1.37m)

Plumbing for domestic appliances, wall mounted central heating boiler.

SECOND FLOOR

Landing

Having loft access.

Bedroom 1

16'2" x 8'7" (4.93m x 2.62m)

Double glazed window to rear with blinds, central heating radiator, wardrobes to one wall.

Bedroom 2

13'1" x 8'5" (3.99m x 2.57m)

Double glazed window to fore with blinds, central heating radiator.

Bedroom 3

10'5" x 6'8" (3.18m x 2.03m)

Double glazed window to rear with blinds, central heating radiator.

Bathroom

Mostly tiled walls, panelled bath, overbath shower fitted, glazed shower screen, pedestal wash hand basin, low flush w.c., central heating radiator, double glazed window, airing cupboard.

OUTSIDE

Integral Garage

18'9" x 8'6" (5.72m x 2.59m)

Having plumbing and heating.

Gardens

Tarmacadam driveway providing 'off road' parking space to fore.

At the rear the garden has patio, lawn, water tap and screen fencing.

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.

The property is fitted with a water meter.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(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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