

Barratt Last

ESTATE AGENTS

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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

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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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A list of Directors is available for inspection at registered office.



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) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

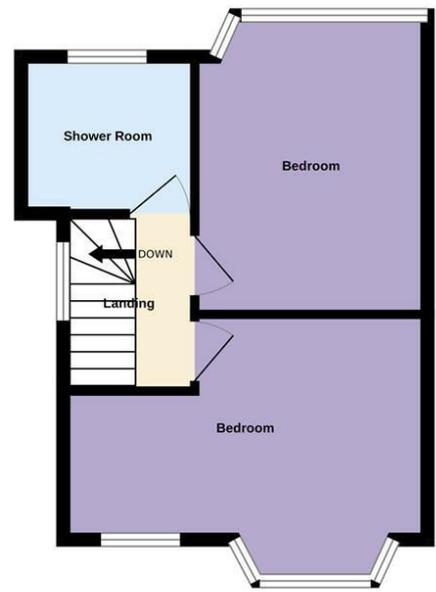
HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



75 Elmfield Road B36 0hn

Measurements are approximate. Not to scale. Illustrative purposes only.
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