

# Barratt Last

ESTATE AGENTS

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**57 MOXHULL ROAD, KINGSHURST. B37 6LJ**  
**£230,000 FREEHOLD**

- Traditional Freehold Semi- Detached in sought after road
- Two Reception Rooms
- Central Heating (as described)
- Garage & 'Off Road' Parking
- In Need of Modernization, hence the asking price.
- Three Good Size Bedrooms
- Double Glazing (as described)
- 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

### Enclosed Porch Entrance

### Hallway

Parquet flooring, storage understairs.

### Front Reception Room

16'7" x 11'11" (5.06 x 3.65)

Double glazed bay window to fore, brickette fireplace.

### Rear Reception Room

12'4" x 10'11" (3.77 x 3.34)

Double glazed patio doors to rear garden.

### Kitchen

11'3" x 7'3" (3.43 x 2.21)

Wood panelled base and wall units, roll edge work surfaces, one & a quarter bowl, single drainer, stainless steel sink, 'built-in' oven and microwave, 4-ring ceramic hob unit, cooker hood air extractor fan, part tiled walls, door to :

### Rear Porch

Double glazed door and matching side window panel to rear garden.

## FIRST FLOOR

### Landing

Side double glazed window, loft access.

### Bedroom 1

16'6" x 11'8" (5.04 x 3.57)

Double glazed bay window to fore, central heating radiator, wardrobes to one wall.

### Bedroom 2

12'5" x 11'10" (3.8 x 3.62)

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

### Bedroom 3

9'4" x 7'6" (2.85 x 2.31)

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

### Bathroom

Panelled bath, pedestal wash hand basin, fully tiled walls, central heating radiator, 'Worcester' wall mounted combination gas fired central heating boiler.

### Seperate Low Flush W.C.

Window.

## OUTSIDE

### Gardens


To fore : lawn and block paved drive providing 'off-road' car parking facility.

To rear : garden has patio, lawn and shrubs.

## ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however, interested parties should verify this information with a legal representative.

Council Tax - 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>		
(69-80) <b>C</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 2002/91/EC	

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