

# Barratt Last

ESTATE AGENTS

0121 776 5744



**42 PIKE DRIVE, CHELMSLEY WOOD, B37 7UN**  
**£160,000 FREEHOLD**

- Freehold Mid-Terrace -Traditional build
- Double Glazed
- Fitted Cloakroom/W.C.
- Ideal for First Time Buyers or Investor
- Three Bedrooms
- Gas Warm Air Central Heating (where specified)
- Walkway Position
- 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

Composite double glazed entrance door, meter cupboards.

### Hallway

UPVC double glazed entrance door, wood effect laminate floor covering.

### Fitted Cloakroom/W.C.

Low flush W.C. corner wash hand basin.

### Kitchen/Diner

16'2" x 9'9" (4.94 x 2.98)

Range of fitted base and wall units, roll edged work surfaces, stainless steel single drainer sink unit, built-in oven and electric four ring hob, plumbing for automatic washing machine, concealed wall mounted 'Main Multipoint' gas water boiler, Johnson & Starley' gas fired warm air central heating boiler and central heating vent, double glazed window to fore, part tiled walls.

### Lounge

16'0" x 12'4" (4.88 x 3.76)

White 'Adam' style fireplace with marble inlay and hearth, central heating vent, wood effect laminate floor covering, UPVC panelled and double glazed door to rear garden, double glazed window.

## FIRST FLOOR

### Landing

Access to loft, central heating vent, linen cupboard off.

### Bedroom 1

13'5" x 9'10" (4.1 x 3.0)

Double glazed window to fore, wood effect laminate floor covering, central heating vent.

### Bedroom 2

12'9" x 8'9" (3.89 x 2.69)

Double glazed window to rear, central heating vent, walk-in wardrobe off, wood effect laminate floor covering.

### Bedroom 3

9'8" x 6'10" (2.97 x 2.1)

Double glazed window to rear, wood effect laminate floor covering.

## Bathroom

White suite comprising :- Panelled bath, pedestal wash hand basin, low flush W.C., separate glazed shower cubicle with Triton T80si' electric shower over, double glazed window to fore.

## OUTSIDE

### Gardens


Lawned front garden with approach pathway. Mainly lawned rear garden with paved patio and pathway, brick tool shed and rear tradesman's entrance.

## 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 A - Solihull Metropolitan Borough Council.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>75</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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