

# Barratt Last

ESTATE AGENTS

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**132 WYCKHAM ROAD, CASTLE BROMWICH, B36 0HT**  
**£255,000 FREEHOLD**

- Traditional Freehold Semi-Detached close to amenities.
- Conservatory
- Two Receptions
- Central Heating & Double Glazing
- Extended Kitchen
- Three Bedrooms
- Downstairs 2nd W.C.
- NO ON GOING CHAIN

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Situated in a popular residential location, close to amenities, this Traditional Freehold Semi-Detached is realistically priced according to its condition. The central heated, double glazed accommodation has fully enclosed porch entrance, hallway, Lounge, Dining Room, Conservatory, Extended Kitchen, downstairs 2nd W.C. Three Bedrooms, Shower room. Gardens to front and rear. Security Alarm. NO ONGOING CHAIN.

## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed entrance door.

### Hallway

Central heating radiator, stairs with side handrail leading off to the first floor.

### Lounge

14'11" x 9'9" (4.55m x 2.97m)

Double glazed bay window to fore, central heating radiator, 'Adam style' fire surround and electric fire.

### Dining Room

12'0" x 11'1" (3.66m x 3.38m)

Central heating radiator, sliding double glazed patio doors opening to :-

### Conservatory

8'9" x 7'3" (2.67m x 2.21m)

Central heating radiator, tiled floor covering, double glazed windows and double glazed door to rear garden.

### Extended Kitchen

16'10" x 5'8" (5.13m x 1.73m)

Matching base and wall units, roll edge work surfaces, 1 & 1/4 bowl single drainer sink, tiled splashbacks, 2 double glazed windows.

### 2nd W.C.

Low flush W.C., fully tiled walls, double glazed window.

### Covered Side Entrance

UPVC doors to front and rear gardens, water tap.

## FIRST FLOOR

### Landing

Side double glazed window, loft access.

### Bedroom 1

15'0" x 9'11" (4.57m x 3.02m)

Double glazed bay window to front, central heating radiator, full height fitted mirror fronted wardrobes to one wall.

### Bedroom 2

11'8" x 9'11" (3.56m x 3.02m)

Central heating radiator, double glazed window, fitted wardrobes and side dressing table.

### Bedroom 3

7'3" x 5'8" (2.21m x 1.73m)

Double glazed window to front.

## Shower Room

8'4" x 5'6" (2.54m x 1.68m)

Partially tiled walls, double shower cubicle with glazed screens and shower fitment, pedestal wash hand basin, low flush w.c. air extractor fan, central heating radiator, double glazed window, linen cupboard.

## OUTSIDE

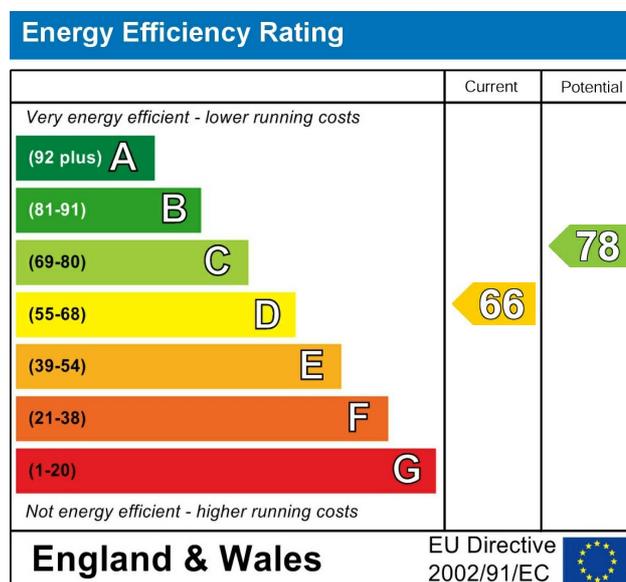
### Gardens

The property is set back behind a block-paved forecourt with shrub beds. At the rear the garden has patio, lawn, shrub borders, two garden sheds, screen fencing.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise interested parties to have this information verified by a Legal Representative.

Council Tax - Band c - Solihull Metropolitan Borough Council.



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