

# Barratt Last

## ESTATE AGENTS

0121 776 5744



### ELM GROVE, KINGSHURST, B37 6AB

**£215,000 FREEHOLD**

- Freehold Mid-terraced In Cul-de-sac Location
- Centrally Heated and Double Glazed
- Fitted Kitchen/Breakfast Room
- Separate W.C.
- Three Bedrooms
- Through Lounge/Dining Room
- Bathroom with Shower
- Neat Gardens To Front And Rear

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: [sales@barrattlast.co.uk](mailto:sales@barrattlast.co.uk)

Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.  
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.  
A list of Directors is available for inspection at registered office.



A Freehold centrally heated, double glazed, Three Bedroomed Mid-terraced residence, situated in a cul-de-sac location, close to amenities. Enclosed Porch Entrance, Hall, Through Lounge/Dining Room and fitted Kitchen/Breakfast Room, Three Bedrooms, Bathroom with shower, Separate W.C. neat gardens to front and rear.

## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed front door and matching side window panels.

### Hall

Central heating radiator, doors to kitchen and :-

### Through Lounge/Dining Room

21'3" x 11'9"

Double glazed windows to front and rear, "Adam" style fireplace, central heating radiator, door to :-

### Fitted Kitchen/Breakfast Room

19'1" x 10'7"

Double glazed doors to both front and rear gardens, matching base and wall units, roll edge work surfaces, single drainer, stainless steel sink, tiled splashbacks, cupboard housing "Vaillant" combination gas fired central heating boiler, double glazed window, recess understairs, meter cupboard.

## FIRST FLOOR

### Landing

Access to half boarded, insulated loft area with 'pull down' loft ladder.

### Bedroom 1

14'3 x 10'2"

Double glazed window to fore, central heating radiator, "built-in" wardrobes.

### Bedroom 2

12'7 x 7'8"

Double glazed window to fore, central heating radiator, laminate floor covering.

### Bedroom 3

10'2" x 6'1"

Double glazed window to rear, central heating radiator, laminate floor covering.

## Bathroom

Part tiled walls, panelled bath with mixer tap shower attachment, wash hand basin, shower cubicle with glazed screens and "Triton" shower fitment, central heating radiator, double glazed window.

## Separate Low Flush W.C.

Double glazed window.

## OUTSIDE

### Gardens

Block-paved forecourt fronted by a low brick wall and wrought iron panelling.

At the rear, patio and pathway, lawn, shrubs, screen fencing, garden shed.

## ADDITIONAL INFORMATION

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

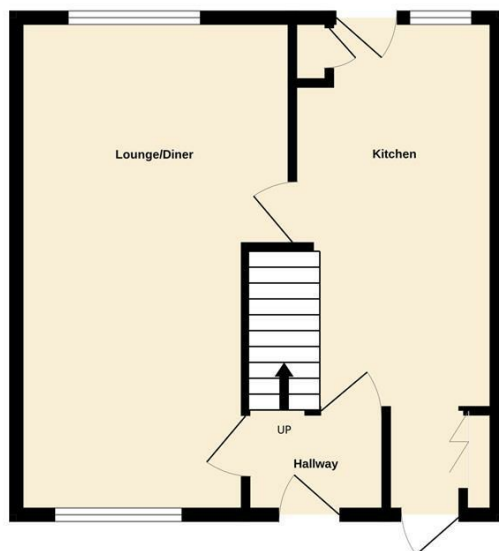
Council Tax - Band B - Solihull Metropolitan Borough Council.

| Energy Efficiency Rating                    |                            |                                                                                       |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                             |
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            | <b>88</b>                                                                             |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            | <b>74</b>                  |                                                                                       |
| (55-68) <b>D</b>                            |                            |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

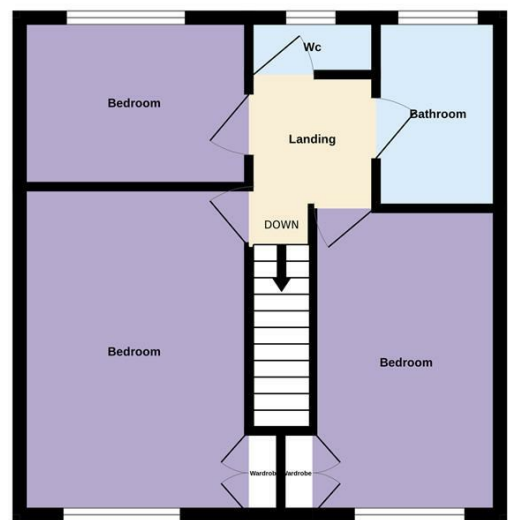
## HOME TO SELL?

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

Ground Floor



1st Floor



8 Elm Grove B37 6ab

Measurements are approximate. Not to scale. Illustrative purposes only  
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