

# Barratt Last

## ESTATE AGENTS

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**14 SUNBEAM CLOSE, SMITHS WOOD, B36 9JR**  
**£170,000 FREEHOLD**

- Freehold Mid Terraced Residence
- Central Heating
- Fitted Guests Cloakroom
- NO ON-GOING CHAIN
- Three Bedrooms
- Double Glazing
- Well Kept Gardens
- Bryants System 2 Non Standard Construction

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## GROUND FLOOR

### Enclosed Porch Entrance

#### Hallway

Central heating radiator, stairs leading off to first floor.

#### Fitted Guests Cloakroom

Low flush w.c., part tiled walls, wash hand basin, window.

#### Lounge

15'11" x 9'9" (4.86 x 2.99)

Double glazed window to fore, central heating radiator, wall mounted electric fire.

#### Kitchen/Dining Room

16'0" x 9'2" (4.9 x 2.81)

Matching fitted base and wall units, tiled work surfaces, one and a quarter bowl single drainer sink, tall store cupboard, gas cooker point, tiled splashbacks, plumbing for automatic washing machine, central heating radiator, double glazed window and double glazed door to rear garden.

## FIRST FLOOR

#### Landing

Store and linen cupboards, central heating radiator, loft access.

#### Bedroom 1

12'5" x 9'9" (3.8 x 2.98)

Double glazed window to fore, central heating radiator.

#### Bedroom 2

12'7" x 7'8" (3.84 x 2.34)

Double glazed window to rear, central heating radiator.

#### Bedroom 3

8'3" x 7'2" (2.54 x 2.2)

Double glazed window to rear, central heating radiator.

#### Bathroom

Part tiled walls, panelled bath, over bath shower fitted, folding glazed shower screen, pedestal wash hand basin, low flush W.C., central heating radiator, double glazed window, cupboard housing 'Vaillant' combination gas fired central heating boiler.

## OUTSIDE

### Well Kept Gardens

To fore : Lawn with flower borders and approach pathway.

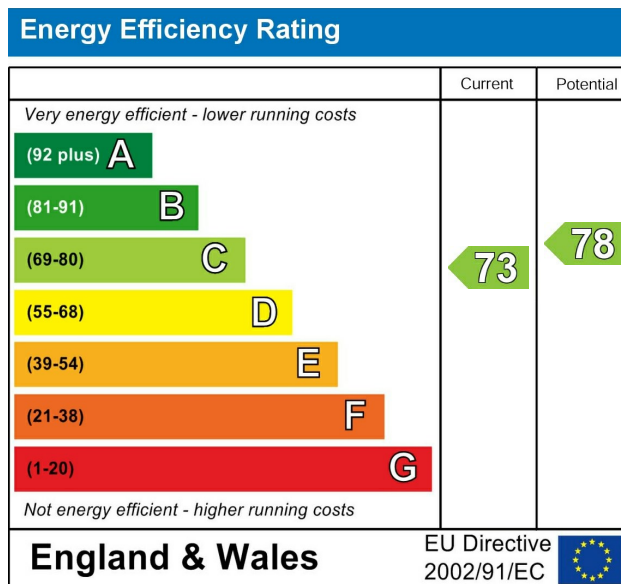
To the rear : Patio, lawn, ornamental fish pond, screen fencing, tool store, tradesmans rear entrance.

## 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 B - Solihull Metropolitan Borough Council.

The property is fitted with a water meter.



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