

Barratt Last

ESTATE AGENTS

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118 WHATELEY CRESCENT, CASTLE BROMWICH, B36 0DP
£320,000 FREEHOLD

- Full Width Rear Extension at this Traditional Freehold Semi-Detached
- Two Reception Rooms
- Three Bedrooms
- Double Glazing
- Popular Road Close to Amenities
- Spacious Fitted Kitchen/Breakfast Room
- Central Heating
- Multiple 'Off Road' Car Parking Facility to Fore

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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

Recessed Porch Entrance

UPVC double glazed front door with side double glazed window panels.

Hallway

Grey laminate flooring, central heating radiator, store cupboard under stairs.

Dining Room

12'9" x 11'5" (3.89 x 3.5)

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

Extended Lounge

20'6" x 10'3" (6.26 x 3.13)

Grey laminate flooring, central heating radiator, double glazed French doors with side double glazed window panels to rear.

Extended Fitted Kitchen/Breakfast Room

20'6" x 8'5" (6.25 x 2.59)

Grey laminate flooring, matching base and wall units, ample work surfaces, single drainer stainless steel sink, 'built-in' oven and 4-ring ceramic hob until with cylindrical cooker hood air extractor fan above, complimentary tiled splashbacks, central heating radiator, double glazed window, 'Ideal' wall mounted gas fired central heating boiler, UPVC double glazed door to rear garden with side double glazed window panel.

FIRST FLOOR

Landing

Side double glazed window, access to part boarded, insulated, loft area.

Bedroom 1

15'4" x 10'0" (4.68 x 3.05)

Double glazed bay window to fore, central heating radiator.

Bedroom 2

10'11" x 9'11" (3.34 x 3.03)

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

Bedroom 3

8'7" x 8'6" (2.62 x 2.6)

Double glazed window to fore, central heating radiator.

Bathroom

8'6" x 8'2" (2.6 x 2.5)

Panelled bath, pedestal wash hand basin, low flush W.C. fully tiled walls, shower cubicle with glazed screens and shower fitment, central heating radiator, 2 double glazed windows.

OUTSIDE

Gardens

To fore is a lawn, a block paved 'off road' car parking facility and shared driveway.

Gated side access leads to the rear garden with outside water tap, patio, lawn, shrubs, garden shed and screen fencing.


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 C - Solihull Metropolitan Borough Council.

The property is fitted with a water meter.

Energy Efficiency Rating

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

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