

# Barratt Last

## ESTATE AGENTS

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**69 ELMFIELD ROAD, CASTLE BROMWICH. B36 0HN  
£350,000 FREEHOLD**

- Much Improved and Well Extended Semi-Detached
- Two Receptions
- Central Heating & Double Glazing
- Multiple Parking Facility to Fore
- Four Bedrooms
- Two Bathrooms
- Conservatory
- Extended Fitted Kitchen

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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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A list of Directors is available for inspection at registered office.



A well extended and much improved Freehold centrally heated, double glazed, Semi detached residence which must be viewed internally in order to be fully appreciated. Enclosed Porch Entrance, Hallway, Two Reception Rooms, Conservatory, Extended Fitted Kitchen, FOUR bedrooms, 2 well appointed Bathrooms, Integral Garage, block paved driveway to fore providing a multiple car parking facility, pleasant rear garden and security alarm.

## GROUND FLOOR

### Enclosed Porch Entrance

Double glazed entrance door, side double glazed window panels.

### Hallway

Arched double glazed front door, wood effect laminate flooring, central heating radiator, cloaks and further store cupboards under stairs.

### Front Reception Room

12'2" x 9'8" (3.73m x 2.97m)

Double glazed bay window to fore, wood effect laminate flooring, central heating radiator.

### Rear Reception Room

12'11" x 9'4" (3.95 x 2.86)

Central heating radiator, modern 'coal effect' wall mounted electric fire, double glazed door to :-

### 'Domed' Rear Conservatory

9'7" x 8'0" (2.94 x 2.44)

Double glazed windows and double glazed doors to rear garden.

### Extended Fitted Kitchen

13'4" x 9'8" (4.08 x 2.96)

Modern fitted base and wall units, ample work surfaces, single drainer stainless steel sink, 'built-in' double oven and 4-ring gas hob unit with cooker hood air extractor fan above, complimentary tiled splashbacks, 2 double glazed windows, recess for refrigerator, wood effect laminate flooring, double glazed door to rear garden.

## FIRST FLOOR

### Landing

Spindled balustrade, double glazed window, loft access.

### Bedroom 1

12'5" x 9'8" (3.79 x 2.97)

Double glazed bay window to fore, central heating radiator.

### Bedroom 2

13'0" x 9'8" (3.98 x 2.97)

Double glazed window to rear, central heating radiator.

### Bedroom 3 (extension)

14'11" x 7'3" (4.55m x 2.21m )

Double glazed window to fore, central heating radiator.

### Bedroom 4

6'4" x 5'2" (1.95 x 1.59)

Double glazed window to fore, central heating radiator.

### Bathroom 1

6'11" x 6'5" (2.11 x 1.98)

Fully tiled walls, panelled bath, over bath shower fitted, shower screen, wash hand basin set in vanity unit with store cupboards, low flush W.C., chrome central heating radiator, double glazed window, sunken spot light fittings to ceiling.

### Bathroom 2

6'10" x 5'2" (2.1 x 1.6)

Fully tiled walls, panelled bath, over bath shower fitted, glazed shower screen, wash hand basin, low flush W.C., chrome central heating radiator, double glazed window, sunken spot light fittings to ceiling.

## OUTSIDE

### Side Garage

### Gardens

Large block-paved driveway to fore providing a multiple car parking facility.

Side access to well laid out rear garden with paved patio, block paved pathway and rear patio, lawns, shrubs, outside tap, screen fencing, garden shed.

## ADDITIONAL INFORMATION

Tenure - We are advised by the seller that the property is Freehold, however this information should be verified with a Legal Representative.

Council Tax - Band D - 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>		
(69-80) <b>C</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	

## HOME TO SELL?

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