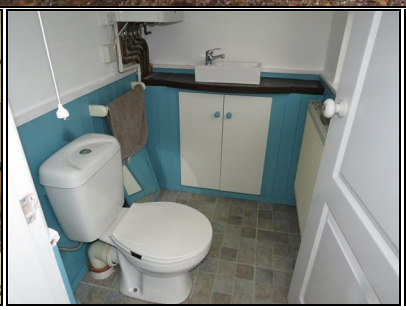
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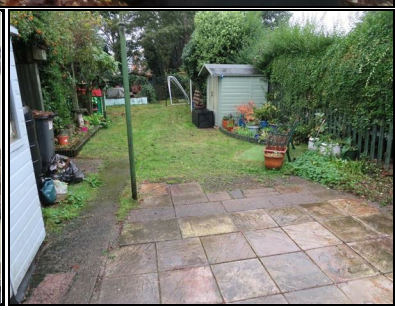
0121 776 5744











10 TWYFORD ROAD, WARD END, B8 2NJ

£290,000 - FREEHOLD

- Extended, Traditional Freehold Semi-detached
- Three Reception Rooms
- Double Glazing
- Large Rear Garden
- Three Double Bedrooms
- Fitted Kitchen Plus Utility With 2nd W.C.
- Central Heating
- Off Road Parking To Fore

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

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The Property Ombudsman

GROUND FLOOR

Canopy Porch Entrance

Hallway
Laminate floor covering, stairs with spindled balustrade leading off to 1st floor.

Front Reception Room 1
14'6" x 9'10" (4.44 x 3.02)
Double glazed bay window to fore, central heating radiator.

Extended Rear Reception Room 2
20'0" x 10'0" (6.10 x 3.05)
Central heating radiator, double glazed doors with side window panels to rear.

Front Reception Room 2
10'4" x 5'6" (3.16 x 1.70)
Double glazed window to fore.

Extended Kitchen
16'9" x 12'4" max (5.13 x 3.77 max)
Matching fitted base, wall and storage units, roll edge worksurfaces, breakfast bar, double glazed window, central heating radiator.

Utility Room
6'8" x 6'1" (2.04 x 1.86)
Plumbing for automatic washing machine, wall cupboards, double glazed window and double glazed patio door to rear garden.

2nd Low Flush W.C.
Central heating radiator, 'Worcester' combination gas fired central heating boiler.

FIRST FLOOR

Landing
Side double glazed window, loft access.

Bedroom 1
14'6" x 9'10" (4.44 x 3.0)
Double glazed bay window, central heating radiator.

Bedroom 2
12'6" x 10'4" (3.82 x 3.17)
2 double glazed windows, central heating radiator, laminate floor covering.

Bedroom 3
11'10" x 9'10" (3.62 x 3.02)
Double glazed window, central heating radiator.

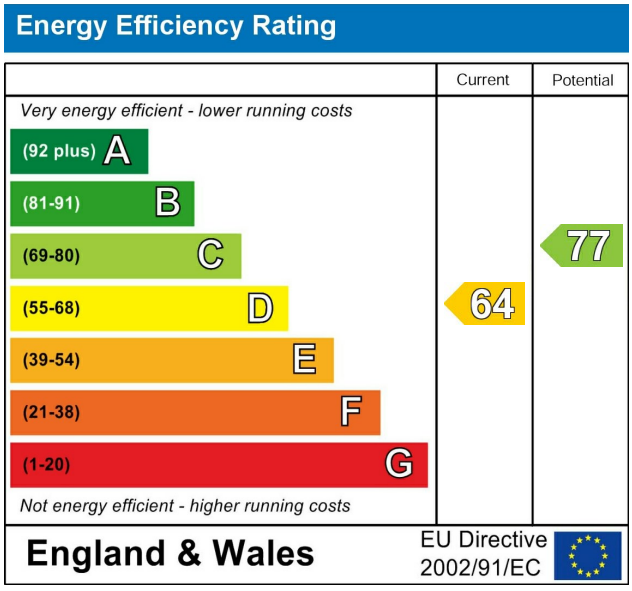
Re-fitted Bathroom
6'9" x 5'11" (2.06 x 1.82)
Part tiled walls, panelled bath, pedestal wash hand basin, low flush w.c., shower cubicle with glazed screens and shower fitment, double glazed window, central heating radiator.

OUTSIDE

Gardens
Off road parking facility to fore.
Large rear garden with shrubs and lawn.

ADDITIONAL INFORMATION
Tenure - We understand that the property is Freehold, however we would advise all prospective purchasers to have this information verified by a Legal Representative.

Council Tax - Band B - Birmingham City Council.



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