

Barratt Last

ESTATE AGENTS

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22 CHARLBURY AVENUE, FORDBRIDGE. B37 5BG
£210,000 FREEHOLD

- Freehold 'Double Fronted' End Terraced
- All Amenities Close At Hand
- Three Bedrooms
- Downstairs 2nd W.C.
- Good size Accommodation Offering Great Potential
- 'Off road' Parking To Fore
- Central Heating & Double Glazing
- NO ON-GOING CHAIN

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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

Front Entrance/Hallway

UPVC front door, side double glazed window.

Fitted Cloakroom

Wash hand basin, low flush W.C.

Lounge

18'7" x 10'7" (5.68 x 3.23)

Double glazed window to fore, central heating radiator, 'Adam' style fireplace, double glazed French doors to rear garden.

Kitchen/Dining Room

18'6" x 12'0" (5.66 x 3.66)

Double glazed window to front and rear, central heating radiator, fitted base and wall cupboards, roll edge work surfaces, one and a quarter bowl single drainer sink, large store off.

Utility Room

11'10" x 7'3" (3.61 x 2.22)

Plumbing for automatic washing machine, UPVC door to rear garden, window.

FIRST FLOOR

Landing

Cupboard housing 'Vaillant' combination gas fired central heating boiler.

Bedroom 1

12'6" x 10'8" (3.83 x 3.27)

Double glazed window to fore, central heating radiator, loft access.

Bedroom 2

12'2" x 8'9" (3.71 x 2.67)

Central heating radiator, double glazed window to fore, 'built-in' wardrobes.

Bedroom 3

8'10" x 7'9" (2.71 x 2.37)

Double glazed window to rear, central heating radiator.

Bathroom

Panelled bath, over bath shower, pedestal wash hand basin, fully tiled walls, central heating radiator, double glazed window.

Separate Low Flush W.C.

Double glazed window.

OUTSIDE


Good Size Gardens

To the front and rear, the former having 'off road' car parking facility and tradesman's side entrance.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

Council Tax - Band C Solihull MBC

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (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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