

Barratt Last

ESTATE AGENTS

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40 LABURNUM AVENUE, KINGSHURST, B37 6AW
£235,000 FREEHOLD- FREEHOLD

- Freehold Semi-detached Residence
- 2 Reception Rooms
- Fully Tiled Shower Room
- Double Glazing
- 3 Bedrooms
- Fitted Kitchen
- Central Heating
- 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.
Registered office: 301-303 Chester Road B36 0JG



GROUND FLOOR

Canopy Porch Entrance

Hallway

UPVC front door, central heating radiator.

Lounge

14'9" x 13'11" (4.5 x 4.26)

Double glazed bay window to fore, central heating radiator.

Dining Room

11'7" x 10'2" (3.55 x 3.12)

Central heating radiator, wall mounted 'Worcester' gas fired central heating boiler, double glazed patio doors to rear garden.

Fitted Kitchen

11'6" x 8'2" (3.53 x 2.49)

Modern fitted base and wall units, roll edge worksurfaces, 1 and 1/4 bowl single drainer sink, central heating radiator, double glazed window, tiled floor covering, pantry off with double window and door to:-

Useful Covered Side Entrance

Double glazed doors to front and rear gardens, tool store and 2nd W.C. off.

FIRST FLOOR

Landing

Side double glazed window, store cupboard, loft access.

Bedroom 1

14'6" x 11'2" (4.43 x 3.41)

Double glazed window to fore, central heating radiator, 'built-in' wardrobe.

Bedroom 2

13'1" x 8'4" (3.99 x 2.55)

Double glazed window to rear, central heating radiator, 'built-in' wardrobe.

Bedroom 3

8'8" x 8'1" (2.65 x 2.48)

Double glazed window to fore, central heating radiator, 'built-in' wardrobe.

Shower Room

6'9" x 5'5" (2.08 x 1.66)

Fully tiled walls, free-standing shower area with 'Mira' shower fitment, pedestal wash hand basin, low flush w.c., central heating radiator, double glazed window, tiled floor covering.

OUTSIDE

Good Size Gardens

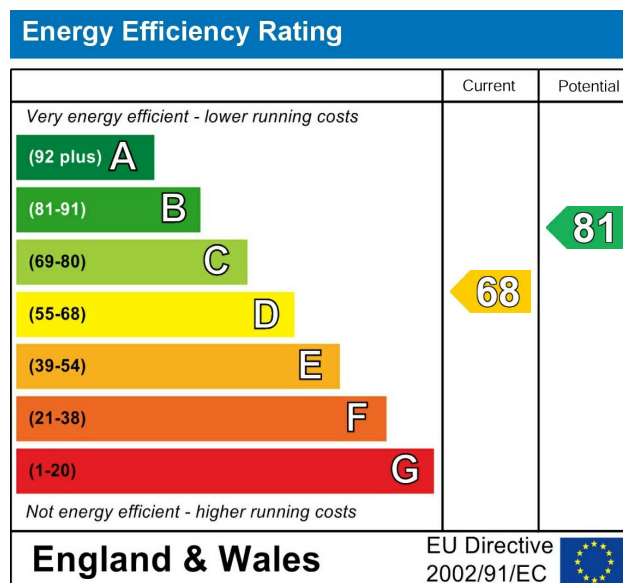
To the fore, lawn and driveway providing multiple 'off road' parking facility.

The rear garden extends approx 100ft with patio and lawn.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise all interested parties have this information verified by a Legal Representative.

Council Tax - Band B - Solihull MBC.



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