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ESTATE AGENTS

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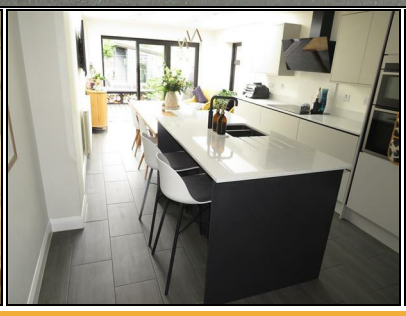

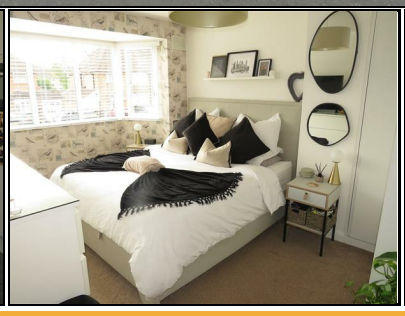

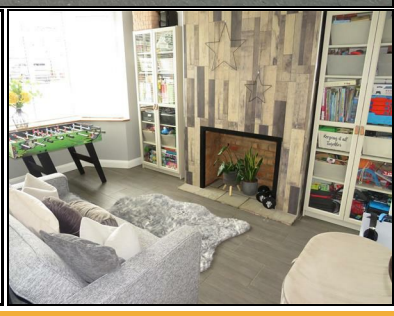

37 CLAYTON DRIVE, CASTLE BROMWICH VILLAGE, B36 0AN

£375,000 £375,000 - FREEHOLD

- Superb, Well Extended, Freehold Semi-detached
- Two Excellent Reception Rooms
- Extended, Fitted Kitchen/Breakfast Room
- Office Building In Rear Garden
- Three Bedrooms
- Fitted Guests Cloakroom & Laundry Room
- Luxury Bathroom
- Multiple Parking To Fore & EV Charging Point

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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: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.

The Property Ombudsman

GROUND FLOOR

Front Entrance
Leading to a bright and welcoming reception hallway with laminate floor covering, vertical central heating radiator, store room and:-

Fitted Guests Cloakroom
Low flush w.c., wash hand basin with store cupboard beneath, laminate floor covering,, central heating radiator, sunken spot light fittings to ceiling, double glazed window.

Dining Room
14'9" x 8'11" (4.5 x 2.74)
Laminate floor covering, double glazed bay window to fore, feature chimney breast design with display recess, central heating radiator, sunken spot light fittings to ceiling.

Extended Lounge
16'11" x 12'9" (5.17 x 3.89)
Laminate floor covering, feature walls and log burner fitted, vaulted ceiling, sunken spot light fittings to ceiling, vertical central heating radiator, double glazed patio doors opening to rear garden area.

Extended, Fitted Kitchen/Breakfast Room
25'7" x 11'5" (7.81 x 3.49)
Array of modern fitted base and wall units, ample worksurfaces and central island/breakfast bar with inset sink, incorporating breakfast table, 'built-in' double oven and ceramic hob unit with extractor above, integrated dishwasher, double glazed window, central heating radiator, 3 double glazed skylight windows, laminate floor covering, double glazed patio doors to rear garden.

Laundry/Store (Converted from original garage)
Lamiate floor covering, single drainer stainless steel sink, base and wall units, sunken spot light fittings to ceiling, double glazed door to rear garden.

FIRST FLOOR

Landing
Access to loft area with 'pull-down' ladder housing the 'Baxi' gas fired central heating boiler.

Bedroom 1
14'7" x 10'0" (4.45 x 3.07)
Double glazed bay window to fore, fitted wardrobes, vertical central heating radiator.

Bedroom 2
13'1" x 9'0" (4.01 x 2.76)
Double glazed window to rear, fitted wardrobes, central heating radiator.

Bedroom 3
8'11" x 6'8" (2.74 x 2.04)
Double glazed window to fore, 'built-in' clothes cupboard, central heating radiator.

Luxury Bathroom
12'9" x 7'0" (3.90 x 2.14)
Free standing bath and shower, wide wash hand basin with drawers beneath, low flush w.c., large free standing shower area with 2 shower heads, fully tiled walls, chrome central heating radiator, double glazed window, laminate floor covering, sunken spot light fittings to ceiling.

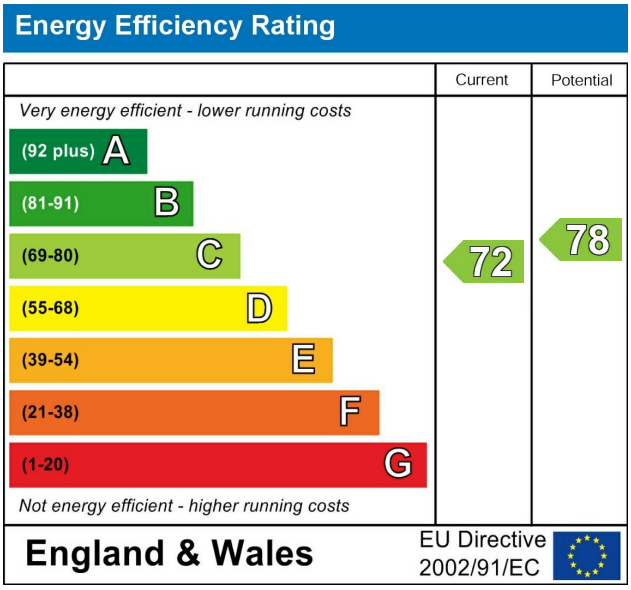
OUTSIDE

Well Kept Gardens
Tarmacadam forecourt providing a multiple car parking facility.
At the rear the garden has a decked area, pathway, lawn, shrubs, garden shed, screen fencing, self contained Office Building with double glazed windows and doors with power and lighting.

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 D - Solihull Metropolitan Borough Council.

Please note that there is a water meter fitted.



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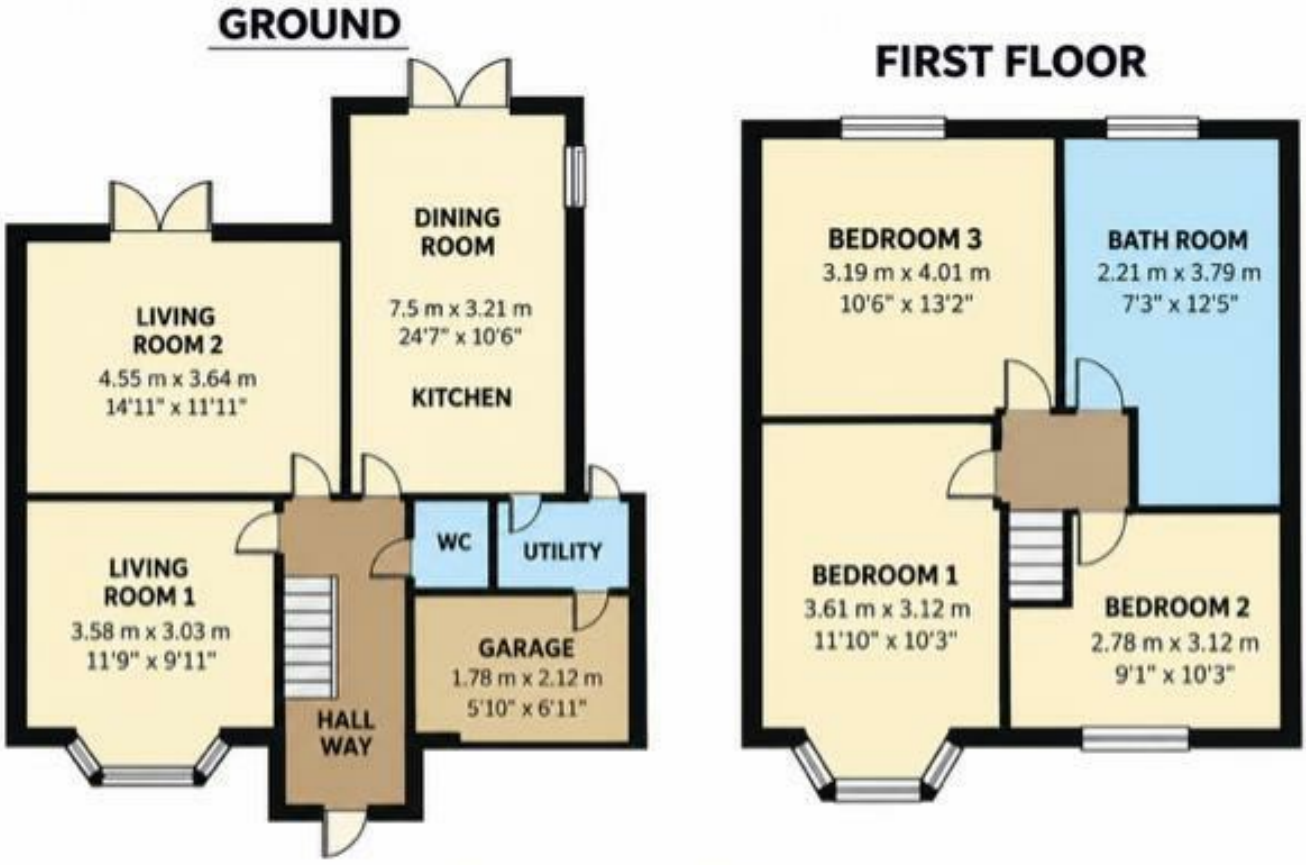
CLAYTON DRIVE, B36 0AN



Total Area: 118sqm