

Barratt Last

ESTATE AGENTS

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53 BLANDFORD AVENUE, CASTLE BROMWICH, B36 9JB
£315,000 FREEHOLD

- Traditional Style Freehold Semi- Detached House
- Lounge/Dining Room
- Double Glazing
- Tandem Length Side Garage/Utility
- Three Bedrooms
- Bathroom with Shower Cubicle
- 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.
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A list of Directors is available for inspection at registered office.



A nicely presented Traditional style Freehold Semi-detached residence situated in this popular location and which must be viewed. The centrally heated and double glazed accommodation comprises:- Enclosed Porch Entrance, Hallway, Through Lounge/Dining Room. Kitchen with oven and hob, Three Good Size Bedrooms, Bathroom with Separate Shower Cubicle, Separate W.C., Tandem Length Side Garage and Utility Area. Outside there is 'Off Road' Parking to fore and a pleasant rear garden.

No On-going Chain.

Viewing Recommended.

GROUND FLOOR

Enclosed Porch Entrance

UPVC panelled and double glazed entrance door, double glazed side lights.

Hall

UPVC panelled and double glazed entrance door, central heating radiator, coving to ceiling, walk-in cloaks cupboard off.

Through Lounge/Dining Room

24'2" x 12'10" max (9'8" min) (7.38 x 3.92 max (2.97 min))

Double glazed bay window to fore, two central heating radiators, stone clad fireplace and marble hearth, coving to ceiling, double glazed window to rear.

Kitchen

10'3" x 7'4" (3.14 x 2.26)

Fitted base and wall units with roll edged work surfaces over, single drainer stainless steel sink unit, built-in gas double oven and stainless steel gas hob over, central heating radiator, double glazed window to rear, coving to ceiling, walk-in pantry off, tiled splashbacks, UPVC panelled and double glazed door to garage/utility

FIRST FLOOR

Landing

Coving to ceiling, access to loft with pull down hatch and sliding aluminium ladders.

Bedroom 1

14'5" x 9'10" (4.40 x 3.00)

Double glazed bay window to fore, two double doored fitted wardrobes with top boxes over, central heating radiator, coving to ceiling.

Bedroom 2

11'4" x 10'6" (min) (3.47 x 3.22 (min))

Double glazed window to rear, range of fitted wardrobes, top boxes and drawers to one wall, central heating radiator, coving to ceiling.

Bedroom 3

9'3" x 6'11" (2.84 x 2.13)

Double glazed window to fore, fitted wardrobe, drawers and top boxes to one wall, further built-in wardrobe and drawers, central heating radiator.

Bathroom

9'0" x 7'5" (2.76 x 2.28)

Modern white suite comprising :- panelled bath, vanity unit with inset wash hand basin, separate walk-in glazed shower cubicle with chrome thermostatically controlled shower over, central heating radiator, double glazed window to rear, tiled splashbacks.

Separate W.C.

White low flush W.C., double glazed window.

OUTSIDE

Tandem Garage/Utility

23'5" x 6'9" (7.15 x 2.08)

Metal split opening door, power and lighting, cold water tap, store area off, white 'Belfast' sink, plumbing for automatic washing machine, wall mounted 'Viessmann' gas fired combination central heating boiler, 'Honeywell' central heating programmer, UPVC panelled and double glazed door to rear garden with double glazed side window.

Gardens

The property is set behind a tarmac driveway to the fore providing 'off-road' parking.

Pleasant rear garden with patio, lawn, shrub borders, further paved area with greenhouse and timber summer house.

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.

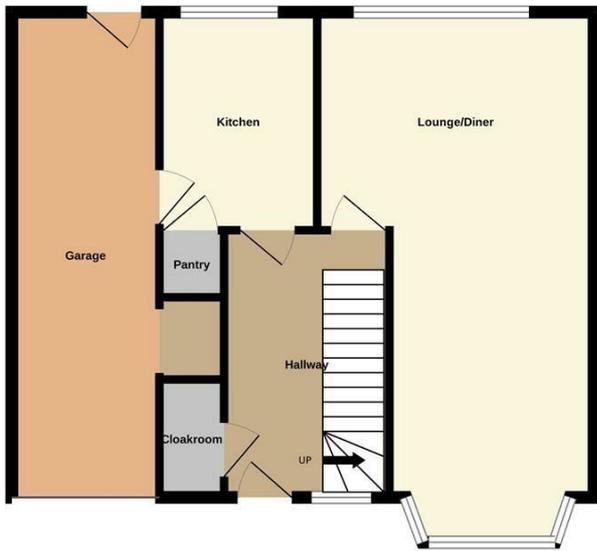
Council Tax:- Band D - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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	

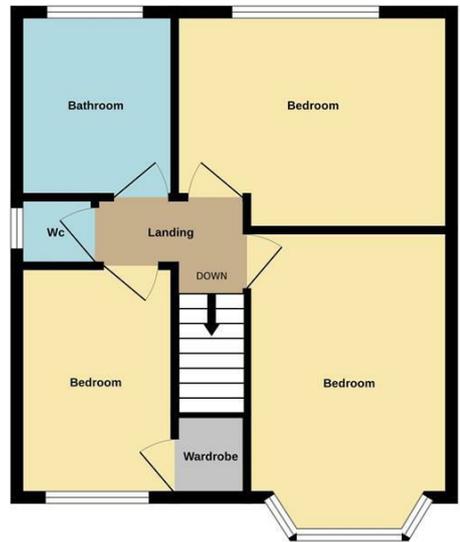
HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



53 Blandford Avenue B36 9hy

Measurements are approximate. Not to scale. Illustrative purposes only.
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