

Barratt Last

ESTATE AGENTS

0121 776 5744



17 BLANDFORD AVENUE, CASTLE BROMWICH. B36 9HX
OFFERS OVER £270,000. FREEHOLD

- Traditional Freehold Semi-Detached in Popular Location
- Three Bedrooms
- Double Glazing
- Side Garage
- Some Modernization Required - Hence the Guide Price
- Central Heating
- Downstairs 2nd W.C.
- 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: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



GROUND FLOOR

Canopy Porch Entrance

Hallway

Central heating radiator, recess understairs.

2nd Low Flush W.C.

Window.

Through Lounge/Dining Room

25'6" x 13'3" (7.78 x 4.04)

Double glazed bay window to fore, two central heating radiators, 'Adam' style fireplace with 'coal effect' gas fire fitted, further wall mounted gas fire, double glazed patio doors to rear garden.

Kitchen

10'6" x 6'9" (3.22 x 2.08)

Fitted base and wall cupboard, roll edge work surfaces, 1 & a quarter bowl, single drainer sink, tiled splashback, central heating radiator, double glazed window to rear, pantry. Door to side garage.

UPSTAIRS

Landing

Access to boarded loft area with 'pull down' ladder.

Bedroom 1

14'5" x 10'2" (4.41 x 3.10)

Double glazed bay window to fore, central heating radiator.

Bedroom 2

12'6" x 11'2" (3.82 x 3.42)

Fitted wardrobes to one wall, central heating radiator, double glazed window to rear.

Bedroom 3

9'2" x 6'11" (2.80 x 2.12)

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

Bathroom

9'3" x 7'5" (2.82 x 2.28)

Fully tiled walls, panelled bath, pedestal wash hand basin, shower cubicle with shower fitment, central heating radiator, double glazed window, cupboard housing 'Glow-Worm' gas fired central heating boiler.

Seperate Low FLush W.C.

Double glazed window.

OUTSIDE

Side Garage

23'0" x 6'11" (7.03 x 2.12)

Also with plumbing for automatic washing machine and UPVC double glazed door to rear garden.

Gardens

To the front and rear regarding attention.


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.

The property is fitted with a water meter.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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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