

Barratt Last

ESTATE AGENTS

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99 SILVER BIRCH ROAD, KINGSHURST, B37 6AT
£250,000 FREEHOLD

- Well Presented Freehold Semi-Detached
- Central Heating & Double Glazing
- Garage (currently being used As A 2nd reception room)
- Conservatory
- Three Good Size Bedrooms
- 2nd Downstairs W.C.
- Fitted Kitchen/Diner
- Re-Fitted Bathroom with Shower

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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

Enclosed Porch Entrance

Hallway

Laminate floor covering, central heating radiator.

Lounge

14'11" x 13'11" (4.55 x 4.25)

Double glazed bay window to fore, laminate floor covering, central heating radiator.

Kitchen/Dining Room

20'2" x 10'4" (6.17 x 3.16)

Matching base and wall units, work surfaces, 'Belfast' sink with mixer Tap and side drainer, tiled splashbacks, cylindrical cooker hood, air extractor fan, double glazed window, cupboard housing 'Worcester' combination gas fired central heating boiler, vertical central heating radiator, panty off. Laminate floor covering, double glazed door to :

Conservatory

9'6" x 8'6" (2.91 x 2.61)

Electric wall mounted heater, double glazed windows and double glazed door to rear garden.

2nd Reception Room

22'8" x 10'7" (formerly garage) (6.91 x 3.23 (formerly garage))

Double glazed window to fore, laminate floor covering, central heating radiator, double glazed door to rear garden.

2nd W.C.

Off the 2nd Reception Room having central heating radiator and double glazed window.

FIRST FLOOR

Landing

Side double glazed window, store cupboard, loft access.

Bedroom 1

11'1" x 10'6" (3.39 x 3.21)

Double glazed window to fore, central heating radiator, 'full height fitted wardrobes.

Bedroom 2

11'0" x 8'5" (3.37 x 2.57)

Full height fitted wardrobes, central heating radiator, double glazed window to rear, additional 'built in' wardrobes.

Bedroom 3

8'6" x 8'1" (2.61 x 2.47)

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

Re-Fitted Bathroom

6'8" x 5'2" (2.04 x 1.59)

Panelled bath, wash hand basin with store cupboards beneath, low flush w.c., 'Triton' over bath shower fitted, glazed shower screen, complimentary part tiled walls, 'ladder style' central heating radiator, double glazed window.

OUTSIDE

Good Size Gardens

The property is set back from the roadway behind lawn, approach pathway and block-paved driveway providing 'off road' car parking.


At the rear the garden extends approximately 85 feet and has outside water tap, patio, lawn, shrubs, screen fencing, garden shed.

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 B - Solihull Metropolitan Borough Council.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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