

# Barratt Last

ESTATE AGENTS

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115 GREEN LANE, CASTLE BROMWICH, B36 0BA  
£315,000 FREEHOLD

- Traditional Freehold Semi-Detached Close to Amenities
- Side Garage
- Central Heating
- Re-Fitted Shower Room
- Three Good Bedrooms
- Downstairs W.C.
- Double Glazing
- Large Front Garden with Multiple Parking Facility

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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

Double glazed entrance door, matching side window panels.

### Hallway

Central heating radiator, recess understairs.

### 2nd W.C.

With wash hand basin and cloaks space.

### Through Lounge/Dining Room

25'7" x 13'3" max (7.82 x 4.04 max)

Double glazed bay window to fore, 2 central heating radiators, double glazed French doors with matching side window panels to rear, Adam style fireplace, 'coal effect' electric fire.

### Fitted Kitchen

10'4" x 7'0" (3.15 x 2.15)

Fully tiled walls, fitted base and wall cupboards, roll edge work surfaces, single drainer stainless steel sink, 'built in' double oven and 4-ring gas hob unity, recess for refrigerator, double glazed window, door to:

### Side Laundry Room

11'7" x 7'1" (3.54 x 2.16)

Doors to garage and rear garden, base and wall units, roll edge work surfaces, double drainer stainless steel sink, 'Worcester' gas fired central heating boiler, store cupboards.

## FIRST FLOOR

### Landing

Having loft access.

### Bedroom 1

14'7" x 10'2" (4.45 x 3.12)

Double glazed bay window to fore, central heating radiator.

### Bedroom 2

13'2" x 10'6" (4.02 x 3.22)

Double glazed window to rear, central heating radiator.

### Bedroom 3

9'10" x 7'0" (3.0 x 2.15)

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

### Re-Fitted Shower Room

8'8" x 7'4" (2.66 x 2.25)

Fully tiled walls, free standing shower area with shower fitment having two heads, glazed screen, wash hand basin set in vanity unity with store cupboards beneath, central heating radiator, double glazed window, laminate floor covering.

### Separate Low Flush W.C.

Part tiled walls, double glazed window.

## OUTSIDE

### Side Garage

14'6" x 6'3" (4.44 x 1.93)

### Gardens

The property is set well back from the roadway behind a tarmacadam driveway with parking for several vehicles, lawn, flower and shrub borders.


At the rear the enclosed garden has block paved patio, lawn, flower and shrub borders, garden shed.

## 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 MBC.

The property is fitted with a water meter.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## HOME TO SELL?

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