

Barratt Last

ESTATE AGENTS

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WATER ORTON ROAD, CASTLE BROMWICH, B36 9HE
£310,000 FREEHOLD

- Well Extended Traditional Freehold Semi-Detached
- Large Kitchen/Diner
- Central Heating & Double Glazing
- Conveniently Situated for Schooling & Amenities
- Three/Four Bedrooms
- Upstairs Shower Room & Downstairs Wet Room
- Good Size Gardens including Multiple Parking to the Fore
- Set Back Behind Service Road

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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 well extended Traditional Freehold Semi-detached residence, being set back behind a service road in the heart of popular Castle Bromwich, close to amenities. Downstairs is a lot bigger than upstairs because of the rear extension, having a Porch Entrance, Hallway, Through Lounge, Spacious Kitchen/Diner, 4th Double Bedroom and a Wet Room, with its design suited to accommodate perhaps an elderly parent or someone with mobility issues. Upstairs there are Two Further Double and a Small 3rd Bedroom together with a 2nd Shower Room. The property also benefits from central heating, double glazing and good size gardens to the front and rear, including a multiple vehicular parking facility, by way of a block paved driveway.

Internal viewing is essential in order to fully appreciate this property.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed front door, side double glazed window panels.

Hallway

Central heating radiator, stairs leading off.

Extended Through Lounge

33'10" x 10'1" max (10.31m x 3.07m max)

Double glazed bay window to front, central heating radiator, inset 'coal effect' fire, 'built in' display cabinets, sliding double glazed patio doors to rear garden.

Extended Kitchen/Dining Room

35'0" x 12'9" max (10.67m x 3.89m max)

Array of fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink, cylindrical cooker hood air extractor fan, part tiled walls, 3 double glazed windows, central heating radiator, tiled floor covering, sunken spot light fittings to ceiling, cupboard housing 'Baxi' combination gas fired central heating boiler (approximately 4 years old), double glazed doors to rear garden and side passage.

Wet Room Extension

Fully tiled walls, shower area with shower fitted having 'two heads', pedestal wash hand basin, low flush w.c., chrome central heating radiator, air extractor fan fitted, sunken spot light fittings to ceiling.

Bedroom 4 Extension

12'9" x 11'10" (3.89m x 3.61m)

Central heating radiator, double glazed window, double glazed patio doors to rear garden.

FIRST FLOOR

Landing

Side double glazed window, access to boarded loft area.

Bedroom 1

13'1" x 10'1" (3.99m x 3.07m)

Double glazed window to rear, central heating radiator, fitted wardrobes and book shelving.

Bedroom 2

12'9" x 10'1" (3.89m x 3.07m)

Double glazed bay window to fore, central heating radiator, fitted wardrobes.

Bedroom 3

6'4" x 5'7" (1.93m x 1.70m)

Double glazed window to fore, central heating radiator.

Well Appointed Shower Room

Fully tiled also with underfloor heating, shower cubicle with glazed screens and shower fitment, wash hand basin with store cupboard beneath, low flush w.c., chrome radiator, double glazed window, sunken spot light fittings to ceiling.

OUTSIDE

Good Size Gardens

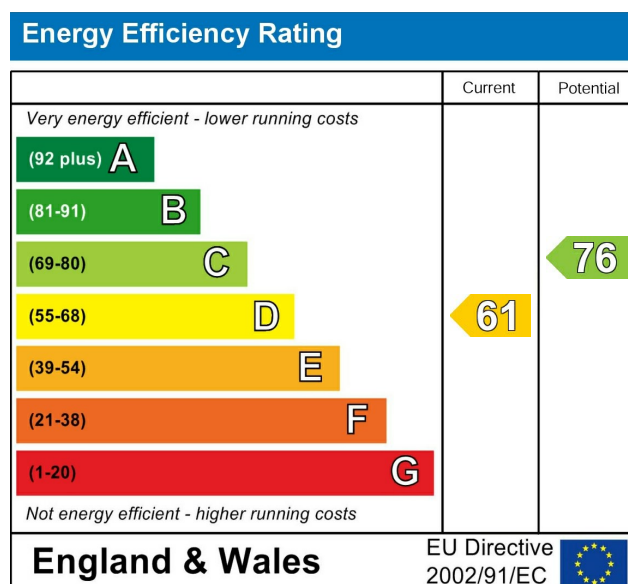
The property is situated behind a service road, set back behind lawn and block paved driveway providing a multiple vehicular parking facility.

Gated side access leads to the rear garden with block paved patio, lawn, shrubs, garden shed, screen fencing.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise interested parties to have this information verified by a Legal Representative.

Council Tax - Band C - Solihull Metropolitan Borough Council.



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