

Barratt Last

ESTATE AGENTS

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SOUTHFIELD AVENUE, CASTLE BROMWICH, B36 9BA
£325,000 FREEHOLD

- Traditional Freehold 3 Bedroomed Semi Detached
- Majority of Rooms Have Been Re-Plastered
- Extended Fitted Kitchen & Laundry Room
- Gas Central Heating & Double Glazing
- Full Width Single Storey Extension
- Re-Wired (Certification Available)
- Enlarged Re-Fitted Bathroom
- No On-Going Chain

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Situated in a much sought after residential location close to St Mary and St Margaret's School is this Extended, Traditional Freehold, Centrally Heated, Double Glazed Semi-Detached home being sold with No On-Going Chain.

The majority of the rooms have been re-plastered and a re-wire has been undertaken (certification available).

In brief, the property briefly comprises:- Enclosed Porch Entrance, Reception Hallway, Extended Through Lounge/ Dining Room, Extended 'L-Shaped' Fitted Kitchen/Dining Room, Laundry Room, 3 Good Sized Bedrooms, Enlarged Fitted Bathroom with Separate Shower.

Outside there is a Side Garage, and well tended Gardens to Front and Rear.

GROUND FLOOR

Enclosed Porch Entrance

Hallway

Gas central heating radiator, store cupboard housing water meter, further store cupboard with provision for W.C.

Extended Lounge/Dining Room

33' 9" x 13' 3"

Double glazed bay window to fore, 2 gas central heating radiators, laminate floor covering, feature coated fireplace with 'coal effect' gas fire fitted, double glazed French doors to rear garden.

Extended 'L-Shaped' Kitchen/Breakfast Room

18' 2" x 11' 9"

Matching fitted base and wall units, roll edge worksurfaces, 1 and 1/4 bowl single drainer sink, 'built-in' double oven and 4 ring gas hob unit with cooker hood air extractor fan above, integrated dishwasher, tiled splash backs, gas central heating radiator, double glazed side window panel to rear, double glazed door to rear garden.

Laundry Room

10' 0" x 3' 4"

Fitted base cupboards with roll edge work surfaces over, single drainer stainless steel sink, part tiled walls, 'Intergas' combination gas fired central heating boiler, air extractor fan, part tiled walls, skyline double glazed window, door to side garage.

FIRST FLOOR

Landing

Loft access with 'pull down' ladder and light.

Bedroom 1

14' 7" x 10' 2"

Double glazed bay window to fore, gas central heating radiator.

Bedroom 2

13' 5" x 10' 2"

Double glazed window to rear, gas central heating radiator.

Bedroom 3

8' 0" x 6' 8"

Double glazed window to fore, gas central heating radiator, built-in store cupboard.

Enlarged Re-Fitted Bathroom

13' 1" x 7' 0"

Large floor standing bath with tiled splashback, wash hand basin with store cupboard beneath, low flush w/c, separate shower area with fitment and glazed screens, chrome gas central heating radiator, double glazed window, sunken spotlight fittings to ceiling, air extractor fan.

OUTSIDE

Side Garage

15' 10" x 7' 0"

Power and lighting.

Well Tended Gardens

To fore lawn with shrubs and block paved driveway providing 'off road' parking.

At the rear, block paved patio, lawn, shrubs, screen fencing.


OTHER INFORMATION

We have been advised that the property is Freehold, however interested parties should verify this information with a legal representative.

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		80
(69-80) C	61	
(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	

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