

# Barratt Last

ESTATE AGENTS

0121 776 5744



CHESTER ROAD, BACONS END, B37 6QS  
£195,000 FREEHOLD

- Freehold End Terrace
- Fitted Kitchen/Dining Room
- Lounge
- Garage At Rear
- Three Bedrooms
- Conservatory
- Gas Central Heating & Double Glazing
- No On-Going Chain

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: [sales@barrattlast.co.uk](mailto:sales@barrattlast.co.uk)

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.



A Freehold End Terraced residence offering VACANT POSSESSION.

The property offers:- gas fired radiator central heating, double glazing, Enclosed Porch Entrance, Hallway, Lounge, fitted Kitchen/Dining Room, rear Conservatory, Three Bedrooms (fitted wardrobes in one), Shower Room, easily manageable gardens extending to one side of the property offering scope for extending (subject to planning consent) and REAR GARAGE.

## GROUND FLOOR

### Enclosed Porch Entrance

UPVC entrance door, side double glazed window panels, interior and exterior wall lights.

### Lounge

19' 3" x 10' 9"

Double glazed window to fore, gas central heating radiator, shaped 'Adam' style fireplace with 'coal effect' electric fire, door to:-

### Kitchen/Dining Room

16' 4" x 11' 2"

Modern fitted base and wall units, work surfaces and breakfast bar, 1 1/4 bowl single drainer sink, part tiled walls, cooker hood air extractor fan, tiled floor covering, double glazed window and door to rear garden.

### Conservatory

12' 10" x 8' 4"

Tiled flooring, double glazed windows and door to rear garden.

## FIRST FLOOR

### Landing

Airing cupboard and loft access.

### Bedroom 1

14' 7" x 8' 9"

Double glazed window to fore, gas central heating radiator, fitted wardrobes with top boxes over, matching dressing table.

### Bedroom 2

10' 0" x 8' 9"

Double glazed window to rear, gas central heating radiator.

### Bedroom 3

12' 8" x 6' 2"

Double glazed window to fore, gas central heating radiator.

### Shower Room

8' 3" x 5' 4"

Tiled UPVC clad walls, glazed shower cubicle with shower fitment, wash hand basin with store cupboard below, low flush WC, 2 double glazed windows, chrome gas central heating radiator.

## OUTSIDE

### Easily Maintained Gardens

Block paved garden to the front with wrought iron side access gate to the rear garden which is predominantly paved, with summer house and tradesman rear entrance.


### Rear Garage

Bricked up at the entrance, a rear access door will need to be re-instated.

## OTHER INFORMATION

Tenure - We are advised that the property is Freehold, however this information must be verified by your legal representative.

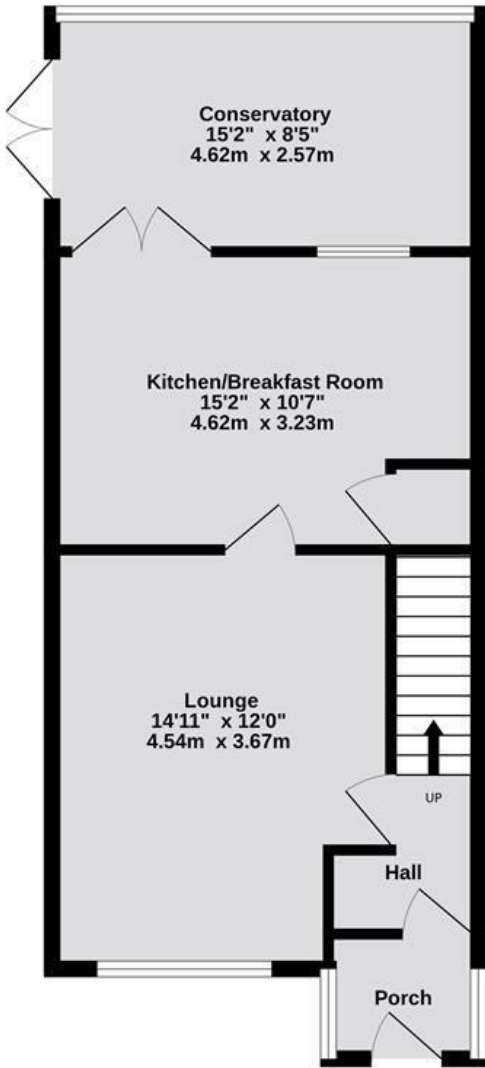
Council Tax - Band B - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

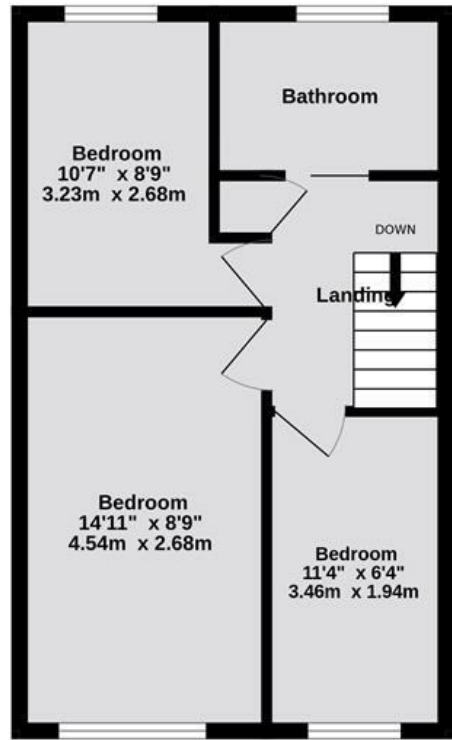
## HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



801 Chester Road B37 6qs

Measurements are approximate. Not to scale. Illustrative purposes only.  
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