# **Barratt Last**

# ESTATE AGENTS

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# TACKFORD CLOSE, CASTLE BROMWICH, B36 9TA £329,950 FREEHOLD

- Extended Freehold Detached Property in a Cul-de-Sac Location Situated on a Wide Corner Plot with Detached Garage
- Three Bedrooms (Fitted Wardrobes in Largest Two)
- · Two Reception Rooms
- Gas Central Heating & Double Glazing

- · Guest Cloakroom
- Large Conservatory
- Offered For Sale with No On-going Chain

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Situated in a Cul-de-Sac location on the popular 'Parkfields' development, this Freehold Detached residence has a single storey extension to one side and is offered for sale with Vacant Possession.

The property occupies a wide corner plot and briefly comprises:-

Enclosed Porch Entrance, Hallway, Two Separate Reception Rooms, Fitted Kitchen/Dining Room, Guest Cloakroom, Rear Conservatory, Three Bedrooms, Shower Room, Gardens to Rear and Fore, Detached Garage, Gas Central Heating and Double Glazing.

#### **GROUND FLOOR**

#### **Enclosed Porch Entrance**

#### **Hallway**

Laminate flooring, gas central heating radiator.

# **Dining Room Extension**

21' 0" x 10' 1"

Two double glazed windows to fore, gas central heating radiator.

#### Lounge

16' 0" x 13' 2"

Double glazed window to fore, 'coal effect' gas fire fitted, gas central heating radiator, sliding double glazed patio doors opening to:-

# **Domed Rear Conservatory**

13' 10" x 7' 2"

Gas central heating radiator, tiled 'floor covering' windows and door to rear garden.

#### **Extended Kitchen/Dining Room**

17' 1" x 11' 3" max 6' 9" min

Matching fitted base and wall units with roll edge work surfaces and breakfast bar, 1 and 1/4 bowl single drainer sink, built-in oven and 4-ring gas hob unit, part tiled walls, two double glazed windows, store room with tiled floor covering and door to rear garden.

# **Fitted Guest Cloakroom**

Wash hand basin set in a vanity unity, low flush WC, gas central heating boiler, double glazed window.

#### FIRST FLOOR

# Landing

Gas central heating radiator, double glazed window.

# **Bedroom 1**

12' 1" x 10' 11"

Double glazed window, fitted wardrobes to one wall, gas central heating radiator.

# **Bedroom 2**

10' 10" x 9' 10"

Double glazed window, fitted wardrobes to one wall, gas central heating radiator.

### **Bedroom 3**

7' 3" x 6' 5"

Double glazed window, gas central heating radiator.

#### **Shower Room**

Fully tiled walls, shower cubicle with glazed screens and 'Mira' shower fitment, wash hand basin with store cupboard beneath, low flush WC, gas central heating radiator, double glazed window.

#### **OUTSIDE**

#### **Detached Garage**

With metal up and over door.

#### Gardens

To the fore a lawned approach, pathway and tarmacadam driveway providing off road parking.

The wide rear garden has timber decking, lawned area, shrubs and garden shed.

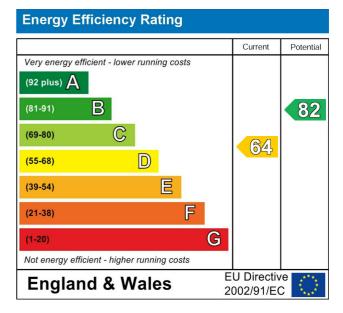
#### ADDITIONAL INFORMATION

Tenure - We are advised that the property is Freehold, however interested parties should verify this information with their legal representative.

Please note the property is fitted with a water meter.

Council Tax - Band D - Solihull Metropolitan Borough Council.

Please note the property is fitted with a water meter.



### **HOME TO SELL?**

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