

Barratt Last

ESTATE AGENTS

0121 776 5744



4 FARNWORTH GROVE, CASTLE BROMWICH, B36 9JA
£360,000 FREEHOLD

- Superbly Presented Freehold Semi-detached
- Fitted Kitchen With Appliances
- Re-fitted Bathroom
- Full Width Double Glazed Conservatory
- Three Good Size Bedrooms
- Fitted Cloakroom/W.C.
- Gas Central Heating & Double Glazed
- Viewing Highly Recommended

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: 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: 301-303 Chester Road B36 0JG



GROUND FLOOR

Enclosed Porch Entrance

UPVC panelled and double glazed entrance door, matching double glazed sidelights.

Hallway

Composite front door, inset ceiling spotlights, central heating radiator, engineered oak flooring and oak veneered doors to:-

Fitted Cloakroom/W.C.

White low flush w.c., vanity unit with inset wash hand basin, tiled splashbacks, inset ceiling spotlights, ceramic tiled floor.

Utility/Cloaks Cupboard

Plumbing for appliances, power and lighting, ceramic tiled floor.

Lounge/Dining Room

Dining Room - 11'10" x 10'0" (3.61 m x 3.05) Double glazed bay window to fore, engineered oak flooring, central heating radiator. Walk through to:-

Lounge - 13'2" x 10'5" (4.01 m x 3.17) Central heating radiator, inset ceiling spotlights, engineered oak flooring, UPVC double glazed French doors to:-

Full Width Conservatory

21'1" x 9'10" (6.43m x 3.00m)

Wall light points, central heating radiator, double glazed windows, laminate wood effect floor covering, double glazed French doors to the rear garden.

Fitted Kitchen

11'3" x 10'5" (3.43m x 3.18m)

Having been externally extended and re-fitted with an excellent range of fitted base and wall units with wood effect work surfaces over, inset white ceramic 'Belfast' sink, tiled splashbacks, integrated fridge, freezer and dishwasher, freestanding 'range' style cooker, stainless steel hood air extractor fan over, inset ceiling spotlights, double glazed window to rear, UPVC double glazed door to garage.

FIRST FLOOR

Landing

Inset ceiling spotlights, access to partially boarded loft and doors to:-

Bedroom 1

14'4" x 10'4" (4.37m x 3.15m)

Double glazed bay window to fore, inset ceiling spotlights, central heating radiator.

Bedroom 2

13'4" x 10'5" (4.06m x 3.18m)

Double glazed window to rear, inset ceiling spotlights, central heating radiator.

Bedroom 3

9'0" x 6'10" (2.74m x 2.08m)

Double glazed window to fore, inset ceiling spotlights, central heating radiator, built-in store cupboard off.

Re-fitted Bathroom

23'3" x 8'9" min (7.1 x 2.69 min)

White suite comprising:- freestanding bath, vanity unit with inset wash hand basin, low flush w.c., walk-in fully tiled shower cubicle with chrome thermostatically controlled shower over, centrally heated towel rail, inset ceiling spotlights, tiling to half height, two double glazed windows.

OUTSIDE

Garage

13'2" x 6'11" (4.01m x 2.11m)

Double opening metal doors, light and power, wall-mounted 'Worcester' gas fired combination central heating boiler, UPVC double glazed door to rear garden.

Gardens

The property is set behind a tarmacadam driveway providing 'off road' parking and a stoned area. Well laid out rear garden enjoying a sunny aspect with paved patio, lawn, raised border, decorative stone and timber decked areas, good size Garden Store 11'5" X 8'7" (3.48m x 2.62) providing a useful storage area.

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 Metropolitan Borough Council.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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