

Barratt Last

ESTATE AGENTS

0121 776 5744



HAZELHURST ROAD, CASTLE BROMWICH, B36 0BJ
£350,000 FREEHOLD

- 'Larger Style' Traditional Freehold Semi-Detached
- Three Double Bedrooms
- Central Heating & Double Glazing
- Integral Garage
- Popular Location Close To Amenities
- Extended Kitchen
- Large Boarded Loft Area
- Multiple Car Parking Facility to Fore

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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 'larger style' Traditional Freehold Semi-Detached residence situated in a popular residential location, close to amenities. Multiple car parking facility to fore, central heating and double glazing, security alarm, Hall, Through Lounge/Dining Room, Extended Fitted Kitchen, Three Double Bedrooms, Boarded Loft Area, Spacious Family Bathroom with Separate Shower, well laid out rear garden and Integral Garage.

GROUND FLOOR

Front Entrance/Hallway

Double glazed front doors, wood effect flooring, central heating radiator, understairs storage cupboards.

Through Lounge/Dining Room

28'11" x 9'10" (8.81m x 3.00m)

Double glazed bay window to fore, wood effect flooring, 2 central heating radiators, 2 'Adam' style fireplaces with inset fires, double glazed French doors with side double glazed window panels to rear.

Extended Kitchen

15'11" x 10'4" max (4.85m x 3.15m max)

Matching base and wall units, roll edge work surfaces and breakfast bar, 1 & a quarter bowl single drainer stainless steel sink, 'Range' style cooker with double oven/grill and 5-ring gas hob, cylindrical cooker hood air extractor fan, integrated dishwasher, partially tiled walls, central heating radiator, 2 double glazed windows, double glazed door, sunken spot light fittings to ceiling, wooden floor, recess with shelving and plumbing for automatic washing machine.

FIRST FLOOR

Landing

Access to large, partially boarded loft area with 'pull down' ladder and light.

Bedroom 1

13'11" x 10'4" (4.24m x 3.15m)

Double glazed bay window to fore, central heating radiator.

Bedroom 2

13'10" x 9'11" (4.22m x 3.02m)

Double glazed window to rear, central heating radiator.

Bedroom 3

10'9" x 9'0" (wall tapers) (3.28m x 2.74m (wall tapers))

Double glazed window to fore, central heating radiator, store room off.

Family Bathroom

10'1" x 8'2" (wall tapers) (3.07m x 2.49m (wall tapers))

Two wash hand basins set in vanity unit with store cupboards beneath, low flush W.C., corner jacuzzi bath, shower cubicle with glazed screen and shower fitment, partially tiled walls, chrome central heating radiator, 2 double glazed windows, air extractor fan.

OUTSIDE

Integral Garage

Having power and lighting.

Gardens

To the fore gravel area, flower bed and tarmacadam driveway providing a multiple car parking facility. Gated side access leads to the well laid out rear garden, front and back patio areas, lawn with borders, screen fencing, substantial garden shed.

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.

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		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

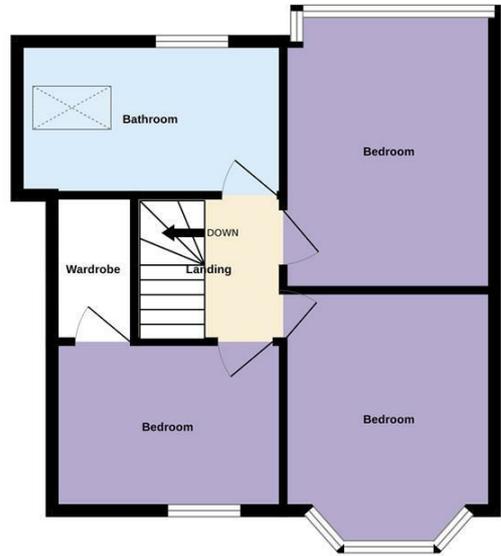
HOME TO SELL?

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

Ground Floor
547 sq.ft. (50.8 sq.m.) approx.



1st Floor
467 sq.ft. (43.4 sq.m.) approx.



64 Hazlehurst Road B36 0bj

TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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