

# Barratt Last

ESTATE AGENTS

0121 776 5744



**5 ALVIS WALK, SMITHSWOOD, B36 9JZ**  
**£160,000 FREEHOLD**

- Freehold Mid-Terraced Residence
- Central Heating & Double Glazing
- Spacious Fitted Kitchen/Dining Room
- EPC Rating C
- Three Bedrooms
- Downstairs W.C.
- Bryants System 2 Non Traditional Build
- 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: 301-303 Chester Road B36 0JG



## GROUND FLOOR

### Enclosed Porch Entrance

Bin and meter store cupboards.

### Hallway

### Fitted Guests Cloakroom

Low flush W.C., wash hand basin, window to fore.

### Lounge

16'0" x 15'2" (4.9 x 4.64)

Double glazed bow window to fore, 2 central heating radiators, laminate floor covering.

### Spacious Fitted Kitchen/Diner

16'0" x 9'10" (4.89 x 3.01)

Matching fitted base and wall units, ample work surfaces, 1 & a quarter bowl single drainer sink, 'built-in' oven and 5 ring gas hob unit with cylindrical cooker hood air extractor fan above, tiled splashbacks, double glazed window to rear, central heating radiator, double glazed door to rear garden.

## FIRST FLOOR

### Landing

Store room, loft access.

### Bedroom 1

12'7" x 8'5" (3.86 x 2.57)

Double glazed window to fore, central heating radiator.

### Bedroom 2

10'0" x 9'9" (3.06 x 2.98)

Double glazed window to rear, 'built-in' wardrobe, central heating radiator.

### Bedroom 3

8'3" x 6'9" (2.53 x 2.07)

Double glazed window to rear, central heating radiator.

### Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low flush W.C., chrome central heating radiator, double glazed window to fore, cupboard housing 'Baxi' central heating boiler.

## OUTSIDE

### Gardens

To the fore : - lawns and pathway.

To the rear : - the enclosed garden has patio, lawn, screen fencing, tool store and Tradesman's rear entrance.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend that interested parties should have this information verified by their Legal Representative.

Council Tax - Band A - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>73</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.

## FIND US ON:

**rightmove**   
find your happy

**ZOOPLA**

**PrimeLocation.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.