

# Barratt Last

## ESTATE AGENTS

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**122 WYCKHAM ROAD, CASTLE BROMWICH, B36 0HT**  
**£260,000 FREEHOLD**

- Traditional Freehold Semi-Detached
- Central Heating & Double Glazing
- Three Bedrooms
- Some Modernization Needed
- Off Road Parking to Fore
- Two Reception Rooms (extended at rear)
- Shower Room
- NO CHAIN

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A Traditional Freehold, centrally heated, double glazed, extended Semi-detached residence requiring some modernization, situated in a popular residential location close to amenities. Comprising of Hallway, Useful Covered Side Entrance, Two Reception Rooms (extended at rear), Kitchen, 3 Bedrooms, Shower Room and garden including 'Off Road' Parking facility to fore.

NO ON-GOING CHAIN.

## GROUND FLOOR

### Front Entrance/Hallway

UPVC double glazed entrance door, matching side window panels, central heating radiator, stairs with side handrail leading off to first floor.

### Lounge

14'7" x 9'11" (4.46 x 3.04)

Double glazed bay window, central heating radiator.

### Extended Dining Room

18'7" x 9'10" (5.67m x 3.02m)

Central heating radiator, two double glazed windows.

### Kitchen

11'2" x 5'8" (3.42 x 1.75)

Single drainer stainless steel sink and cupboard unit, base and wall cupboards, roll edge work surfaces, tiled splashbacks, double glazed window, door to rear garden.

### Covered Side Entrance

UPVC double glazed door to front, power and lighting, 2 skylight windows, double glazed door to rear garden.

## FIRST FLOOR

### Landing

Double glazed side window, loft access.

### Bedroom 1

13'4" x 9'11" (4.08 x 3.04)

Double glazed bay window to fore, central heating radiator.

### Bedroom 2

11'7" x 9'11" (3.55 x 3.04)

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

### Bedroom 3

7'4" x 5'8" (2.25 x 1.74)

Double glazed window to fore, central heating radiator.

## Shower Room

8'8" x 5'9" (2.65 x 1.76)

Part tiled walls, low flush w.c., wash hand basin, shower cubicle with glazed screens and shower fitment, double glazed window, central heating radiator. cupboard housing 'Worcester' gas fired central heating boiler.

## OUTSIDE

### Gardens


Predominately tarmacadam forecourt with 'off road' parking facility for two average size cars.

At the rear a patio, outside water tap, lawn, flower and shrub borders, 2 garden sheds.

## 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 C - Solihull Metropolitan Borough Council.

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

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