

Barratt Last

ESTATE AGENTS

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38 HILLEYS CROFT, FORDBRIDGE, B37 5BW
£150,000 FREEHOLD

- Good Size Freehold Mid-Terraced
- Radiator Central Heating
- Non-Traditional Construction
- Three Bedrooms
- Double Glazing
- No On-Going Chain

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Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.
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A good size Freehold Mid-terraced residence of 'Bryant Wallframe' non-traditional construction. Radiator central heating, double glazing, Enclosed Porch Entrance, Hallway, Fitted Kitchen/Dining Room, Lounge, Three Bedrooms, Bathroom with shower and Gardens.

No on-going chain.

GROUND FLOOR

Enclosed Porch Entrance

Store room off.

Hallway

Laminate floor covering, central heating radiator, stairs leading off.

Kitchen/Dining Room

17'10" x 9'1" (5.44m x 2.77m)

Double glazed window to fore, matching base and wall units, roll edge work surfaces, single drainer stainless steel sink, tiled splashbacks, central heating radiator, laminate floor covering, good size store room off.

Lounge

19'0" x 11'10" (5.79m x 3.61m)

Laminate floor covering, central heating radiator, double glazed window and double glazed door to rear garden.

FIRST FLOOR

Landing

2 store rooms (one of which houses the 'Ariston' gas fired central heating boiler).

Bedroom 1

12'4" x 11'0" (3.76m x 3.35m)

Double glazed window, central heating radiator.

Bedroom 2

11'1" x 9'0" (3.38m x 2.74m)

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

Bedroom 3

9'10" x 7'8" (3.00m x 2.34m)

Double glazed window, central heating radiator.

Bathroom

Panelled bath, pedestal wash hand basin, overbath shower fitted, glazed shower screen, low flush w.c., double glazed window, central heating radiator.

OUTSIDE

Gardens


Block-paved forecourt.

The rear garden is predominately paved, also timber decked area, screen fencing.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would advise any interested parties to have this information verified by a 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) A			
(81-91) B			80
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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