

Barratt Last

ESTATE AGENTS

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75 ELMFIELD ROAD, CASTLE BROMWICH, B36 0HN
£280,000 FREEHOLD

- Formerly a 3 Bedroomed Semi-Detached (Converted to 2)
- Central Heating
- Extended Fitted Kitchen
- Side Garage
- Popular Location Close to Amenities
- Double Glazed
- 2nd W.C.
- Some Modernization Needed

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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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GROUND FLOOR

Hallway

UPVC double glazed front door, side double glazed window panel, laminate floor covering, central heating radiator, stairs with side handrails leading off.

Through Lounge

24'7" x 9'8" (7.5 x 2.96)

Double glazed bay window to fore, central heating radiator, 'Adam' style fireplace, modern electric fire, double glazed window to rear.

Extended Fitted Kitchen

13'8" x 8'4" (4.19 x 2.56)

Matching fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink, 'built-in' oven and 4 ring gas hob unit, tiled splashbacks, laminate floor covering, double glazed windows and double glazed door to rear garden. Further door to :

Guests Cloakroom

Low flush W.C. wash hand basin, double glazed window.

FIRST FLOOR

Landing

Side double glazed window, loft access.

Bedroom 1

14'10" x 12'4" (4.54 x 3.77)

Enlarged into what was originally the 3rd bedroom. Having double glazed bay window to fore, central heating radiator and further double glazed window to fore.

Bedroom 2

13'1" x 9'8" (4.01 x 2.97)

Central heating radiator, double glazed window to rear.

Wet Room

7'2" x 6'7" (2.2 x 2.01)

Fully tiled walls, shower fitment, wash hand basin with store cupboards beneath, low flush W.C. chrome central heating radiator, double glazed window.

OUTSIDE

Side Garage


Gardens

Good size block-paved driveway to fore providing a multiple car parking facility. Gates side access leads to the rear garden with patio and pathway, lawn, shrubs and screen fencing.

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 C - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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