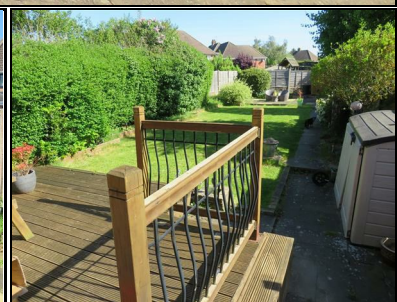


Barratt Last

ESTATE AGENTS

0121 776 5744



19 WOODFORD AVENUE, CASTLE BROMWICH. B36 9BG
£310,000 FREEHOLD

- Freehold Semi Detached In Sought After Location
- Downstairs W.C.
- Double Glazing
- Good Size Rear Garden
- Three Bedrooms
- Central Heating
- Garage Currently Being Used As A Playroom
- NO ON GOING CHAIN

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk

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Registered office: 301-303 Chester Road B36 0JG



GROUND FLOOR

Canopy Porch

UPVC front door.

Hallway

Laminate floor covering, central heating radiator, stairs leading off to the 1st floor.

Fitted Guests Cloakroom

Low flush W.C. wash hand basin.

Through Lounge/Dining Room

25'11" x 11'5" (7.91 x 3.5)

Double glazed bay window to fore, 2 central heating radiators, wall mounted decorative electric fire, double glazed French doors and side double glazed window panels to rear.

Fitted Kitchen

10'5" x 7'8" (3.19 x 2.36)

Matching base and wall units, roll edge work surfaces, single drainer stainless steel sink, 'built-in' oven and 4-ring ceramic hob unit, cylindrical cooker hood air extractor fan, central heating radiator, double glazed window, recess for refrigerator. Door to garage.

FIRST FLOOR

Landing

Store room off. Loft access.

Bedroom 1

14'6" x 10'1" (4.44 x 3.08)

Double glazed bay window to fore, central heating radiator.

Bedroom 2

13'4" x 11'0" (4.08 x 3.37)

Double glazed window to rear, central heating radiator.

Bedroom 3

9'0" x 6'11" (2.76 x 2.11)

Double glazed window to fore, central heating radiator.

Bathroom

9'0" x 7'2" (2.76 x 2.19)

Panelled bath, wash hand basin with store cupboard beneath, low flush w.c. shower cubicle with glazed screens and 'Triton' fitment, fully tiled walls, central heating radiator, double glazed window.

OUTSIDE

Side Garage

22'8" x 6'9" (6.92 x 2.08)

Currently being used as a Playroom.

Power and lighting, central heating radiator, vitreous enamel sink, tool store off.


Gardens

Gravel/block paved frontage providing an 'off road' car parking facility. Gated side access to the good size rear garden with timber decking, lawn, shrubs, rear patio, pathway, screen fencing.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

Council Tax - Band D - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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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