

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**631 AUCLAND DRIVE, SMITHSWOOD, B36 0SN**  
**£150,000 CASH OFFERS ONLY. LEASEHOLD**

- Three Bedroomed Semi-Detached
- Garage at Rear
- Double Glazing
- NO CHAIN
- Upgrading Required
- Central Heating
- Conservatory
- CASH OFFERS ONLY (Due to only 46 Years Left on Lease)

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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

### Fully Enclosed Porch Entrance

Double glazed entrance door.

### Open Plan Lounge

15'1" x 14'8" (4.6 x 4.49)

Double glazed front door, side double glazed window panel, central heating radiator, double glazed window to fore, stairs leading off to the 1st floor.

### Kitchen/Dining Room

15'2" x 10'7" (4.63 x 3.23)

Fitted base and wall cupboards, roll edge work surfaces and breakfast bar, single drainer sink, tiled splashbacks, double glazed window to rear, central heating radiator, laminate floor covering, 2 store cupboards (one of which houses the combination gas fired central heating boiler which is approximately 5 years old). Double glazed patio door to :

### Conservatory

8'0" x 7'2" (2.46 x 2.2)

Double glazed windows and double glazed door to rear garden.

## FIRST FLOOR

### Landing

Side double glazed window, linen cupboard, loft access.

### Bedroom 1

15'7" x 8'8" (4.76 x 2.66)

Double glazed window to fore, central heating radiator.

### Bedroom 2

10'9" x 8'10" (3.28m x 2.71m)

Central heating radiator, double glazed window to rear.

### Bedroom 3

11'4" x 6'2" (3.46 x 1.89)

Double glazed window to fore, central heating radiator.

## Bathroom

8'5" x 5'4" (2.57 x 1.65)

Part tiled walls, panelled bath, pedestal wash hand basin, low flush w.c., over bath shower fitted, shower curtain and rail, double glazed window, central heating radiator.

## OUTSIDE

### Gardens

To front and rear with Tradesman's Side Entrance.


### Garage

Requiring some repair.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Leasehold with approximately 46 years unexpired, subject to a Ground Rent of £32.50 per annum. We would advise all interested parties to 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		65
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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