

Barratt Last

ESTATE AGENTS

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33 MANOR PARK ROAD, CASTLE BROMWICH. B36 0DJ
£300,000 FREEHOLD

- Extended Freehold Semi-Detached
- Central Heating & Double Glazing
- 2nd Downstairs W.C.
- Side/Rear Garage
- Three Good Size Bedrooms all with Wardrobes
- Extended Fitted Kitchen/Dining Room
- Well Appointed Fully Tiled Shower Room
- 'Off Road' Parking to Fore

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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

Enclosed Porch Entrance

UPVC double glazed front door, side double glazed window panels.

Hallway

Wood effect flooring, central heating radiator, stairs leading off to the first floor.

Through Lounge

28'2" x 10'5" (8.61 x 3.19)

Double glazed bay window to fore, wood effect flooring, 2 central heating radiators, shaped 'Adam' style fireplace, 'coal effect' gas fire fitted, double glazed French doors to rear garden.

Extended Fitted Kitchen/Dining Room

24'2" x 7'8" (7.37 x 2.36)

Array of fitted modern base and wall units, ample work surfaces, single drainer sink 'built-in' oven and 4-ring ceramic hob unit with cylindrical cooker hood air extractor fan above, tiled floor covering, central heating radiator, cupboard housing 'Worcester' gas fired combination central heating boiler, double glazed patio doors to rear garden.

Lobby

Tiled floor covering, door to rear garden.

2nd W.C.

Tiled floor covering, wash hand basin with store cupboard beneath, chrome central heating radiator, double glazed window.

FIRST FLOOR

Good Size Landing

Side double glazed window, loft access.

Bedroom 1

16'1" x 10'3" (4.91 x 3.13)

Double glazed bay window to fore, wood effect flooring, central heating radiator, fitted 'his and hers' wardrobes with cupboards above.

Bedroom 2

11'6" x 9'11" (3.53 x 3.04)

Central heating radiator, fitted wardrobes incorporating side dressing table and book shelving, double glazed window to rear.

Bedroom 3

8'7" x 8'2" (2.62 x 2.5)

Double glazed window to fore, central heating radiator, fitted wardrobes.

Well Appointed Shower Room

8'4" x 7'10" (2.55 x 2.39)

Fully tiled walls, double shower cubicle with glazed screens and shower fitment, wash hand basin set in vanity unit with several store cupboards beneath, low flush W.C., chrome central heating radiator, 2 double glazed windows, vanity cupboard, tiled floor covering.

OUTSIDE

Gardens

Imprinted block-paved forecourt providing 'off-road' car parking for at least two cars. The rear garden has paved and imprinted patio areas, Tradesman's side entrance, lawn which extends to the rear of the garage, screen fencing and outside water tap. Access to the side rear garage.

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 C - Solihull MBC

Energy Efficiency Rating

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