

# Barratt Last

## ESTATE AGENTS

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**23 WINDLEAVES ROAD, CASTLE BROMWICH, B36 0BS  
£300,000 FREEHOLD**

- A Larger Style Freehold Semi-Detached In A Sought After Road
- Dining Room Extension
- Double Glazing (as specified)
- The Property Is In Need Of Modernisation, Hence The Price
- Three Double Bedrooms
- Central Heating
- Integral Garage
- NO ON-GOING CHAIN

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Situated in one of the most popular roads in Castle Bromwich, this Traditional 'larger style' Freehold Semi-detached residence offers a blank canvas to purchasers looking to 'stamp' their own mark on a property that is priced according to its condition and is offered for sale with NO ON-GOING CHAIN.

The property has gas fired radiator central heating and double glazing (as described), Enclosed Porch Entrance, Hallway, Through Lounge, Dining Room Extension, Kitchen, Utility with 2nd W.C., Three Double Bedrooms, Shower Room, Separate W.C., Integral Garage and gardens.

## GROUND FLOOR

### Enclosed Porch Entrance

#### Hallway

Central heating radiator.

#### Through Lounge

29'4" x 10'10" (8.94m x 3.30m)

Double glazed bay window to fore, central heating radiator, stone fireplace with inset fire, double glazed patio doors to rear garden.

#### Kitchen

8'6" x 7'4" (2.59m x 2.24m)

Base and wall cupboards, roll edge work surfaces, double drainer stainless steel sink, tiled splashback, window.

#### Dining Room Extension

14'6" x 7'3" (4.42m x 2.21m)

Two double glazed windows to rear, central heating radiator.

#### Side Utility Room

Doors to garage and garden, 2nd low flush W.C. and tool store off.

## FIRST FLOOR

#### Landing

Side double glazed window, loft access.

#### Bedroom 1

14'2" x 11'13" (4.32m x 3.35m)

Double glazed window to rear, central heating radiator.

#### Bedroom 2

13'11" x 11'10" (4.24m x 3.61m)

Double glazed bay window to fore, central heating radiator.

#### Bedroom 3

12'2" x 10'3" (3.71m x 3.12m)

Double glazed window to fore, central heating radiator.

## Shower Room

Fully tiled walls, free-standing shower area, 'Galaxy Aqua' shower fitment, double glazed window.

## Separate Low Flush W.C.

Double glazed window

## OUTSIDE

### Integral Garage

Housing gas fired central heating boiler

### Gardens

The property is set back from the roadway behind lawn and driveway.

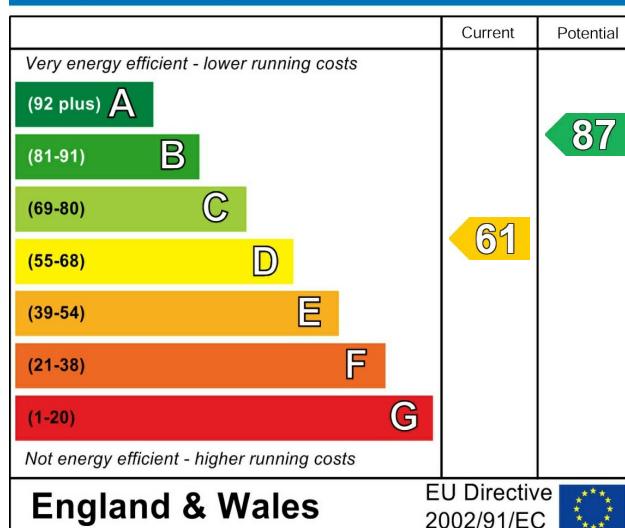
Gated side access leads to the rear garden with patio, lawn, shrubs, greenhouse and garden shed.

## ADDITIONAL INFORMATION

We are advised by the seller that the property is Freehold, however this information should be verified with a legal representative.

Solihull Metropolitan Borough Council - Tax Band D.

## Energy Efficiency Rating



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