Barratt Last
ESTATE AGENTS

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20 CARLTON MEWS, CASTLE BROMWICH, B36 0AB
£269,950 - FREEHOLD

- Immaculate Freehold Mid-terraced In Cul-de-sac Location
- Downstairs Fitted Guests Cloakroom
- Central Heating & Double Glazing
- Excellent First Purchase
- Three Bedrooms (En-suite Shower Room off Master)
- Re-fitted Kitchen, Bathroom & Laundry
- Multiple 'Off Road' Parking To Fore
- Internal Viewing Is Strongly Recommended

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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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The Property Ombudsman

GROUND FLOOR

Front Entrance
UPVC double glazed front door.

Hallway
Laminate floor covering, central heating radiator, stairs with side handrail leading off to First Floor, sunken spotlights.

Fitted Guests Cloakroom
Low flush w.c., wash hand basin, double glazed window, laminate floor covering.

Lounge
20'4" x 9'6" (6.22 x 2.92)
Entrance door from hallway, 2 central heating radiators, store room off. Double glazed French doors with matching side window panels to rear.
Door to:-

Re-fitted Kitchen
11'5" x 8'9" (3.48 x 2.69)
Array of matching base and wall units, ample worksurfaces, 1 and 1/4 bowl single drainer sink, 'built-in' double oven and 4 ring induction hob unit with cylindrical cooker hood air extractor fan above, integrated dishwasher and fridge-freezer, complimentary tiled splashbacks, central heating radiator, double glazed window, laminate floor covering, sunken spot light fittings to ceiling.

Laundry (formerly garage)
7'4" x 6'9" (2.24 x 2.07)
Single drainer stainless steel sink and cupboard under, worksurface, plumbing for domestic appliances, central heating radiator.

Store (formerly garage)
6'8" x 7'4" (2.04 x 2.25)
Wall mounted 'Ideal' gas fired central heating boiler.

FIRST FLOOR

Landing
Double glazed window, access to part boarded, insulated loft area with 'pull down' loft ladder and light.

Bedroom 1
11'8" x 9'6" (exc en-suite) (3.56m x 2.90m (exc en-suite))
Double glazed window to rear, central heating radiator, 'built-in' wardrobes, sunken spotlights.

En-suite Shower Room off
Shower cubicle with rainfall shower fitment, wash hand basin, low flush w.c., extractor fan, sunken spot light fittings to ceiling, double glazed window, central heating radiator.

Bedroom 2
12'7" x 8'4" (3.84m x 2.54m)
Double glazed window to fore, central heating radiator.

Bedroom 3
10'4" x 7'8" (3.15m x 2.34m)
Double glazed window to fore, laminate floor covering, central heating radiator,'built in' wardrobe, sunken spotlight fittings to ceiling.

Re-fitted Family Bathroom
11'5" x 6'2" (3.48 x 1.89)
Panelled bath, wash hand basin, low flush w.c.,, shower cubicle with Rainfall shower fitment, glazed screens, double glazed window, chrome central heating radiator, part tiled walls, laminate floor covering, sunken spotlight fittings to ceiling, extractor fan.

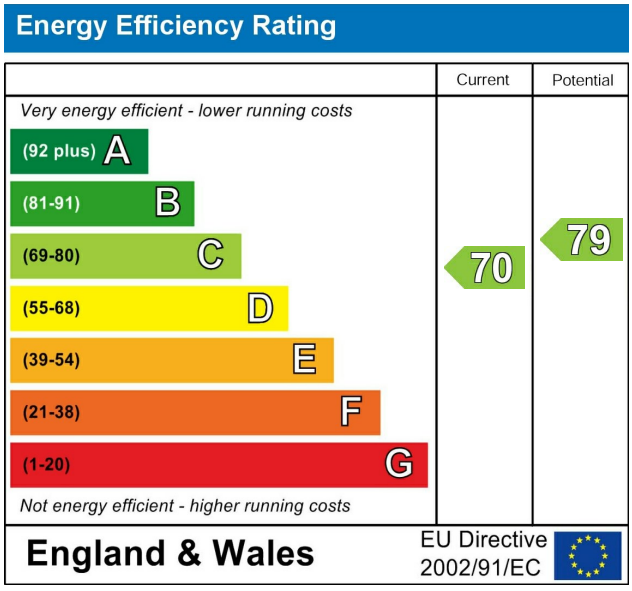
OUTSIDE

Gardens
Block paved forecourt providing a multiple car parking facility.
At the rear the garden extends approximatley 45ft and has a decked area, lawn, flower borders, block paved pathway, screen fencing and garden shed.

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

Council Tax - Band C - Solihull MBC.

Please note that there is a water meter fitted at the property.



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