

Barratt Last

ESTATE AGENTS

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12 ELMFIELD ROAD, CASTLE BROMWICH, B36 0HL
£355,000 FREEHOLD

- Much Improved Extended Semi-Detached
- Spacious Fitted Kitchen/Breakfast Room
- Central Heating & Double Glazing
- Multiple Parking To Fore
- FOUR Bedrooms
- 'Orangery' At Rear
- Integral Garage
- Delightful Rear Garden

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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

Double glazed entrance door and side window panels, tiled floor covering.

Hallway

Laminate floor covering, store cupboards understairs. Stairs with feature balustrade leading off to the first floor.

Through Lounge/Dining Room

29'7" x 9'11" (9.03 x 3.04)

Double glazed bay window with fitted blinds and seated area to the fore, laminate floor covering, sunken spot light fittings to ceiling, double glazed doors to :

'Orangery'

16'7" x 11'6" (5.06 x 3.53)

Tiled floor covering, sunken spot light fittings and skylight window to ceiling, double glazed window and double glazed doors opening to the delightful rear garden.

Extended Fitted Kitchen/Breakfast Room

13'2" x 12'2" (4.02 x 3.71)

Having an array of fitted base and wall units, ample work surfaces, one and a half bowl single drainer stainless steel sink, 'built in' double oven and 4 ring ceramic hob unit with cooker hood air extractor fan above, complimentary tiled splashbacks, integrated dishwasher, 3 double glazed windows, sunken spot light fittings to ceiling, fitted breakfast bar, tiled floor covering, door to garage.

FIRST FLOOR

Landing

Having access to loft.

Bedroom 1

12'7" x 10'1" (3.85 x 3.09)

Double glazed bay window to fore with fitted blinds.

Bedroom 2

12'10" x 9'4" (3.93 x 2.85)

Double glazed window to rear with fitted blinds.

Bedroom 3

6'9" x 6'7" (2.08 x 2.03)

Double glazed window to rear.

Bedroom 4 (Extension)

15'8" x 7'6" (4.79 x 2.30)

Double glazed window to front and rear with blinds.

Bathroom

5'11" x 5'1" (1.82 x 1.55)

Double glazed oriel window to fore, panelled bath, 'Triton' over bath shower fitted, glazed shower screen, pedestal wash hand basin, low flush w.c., part tiled walls, sunken spot light fittings to ceiling.

OUTSIDE

Integral Garage

15'3" x 7'6" (4.67 x 2.3)

Double glazed window and side courtesy door.

Gardens

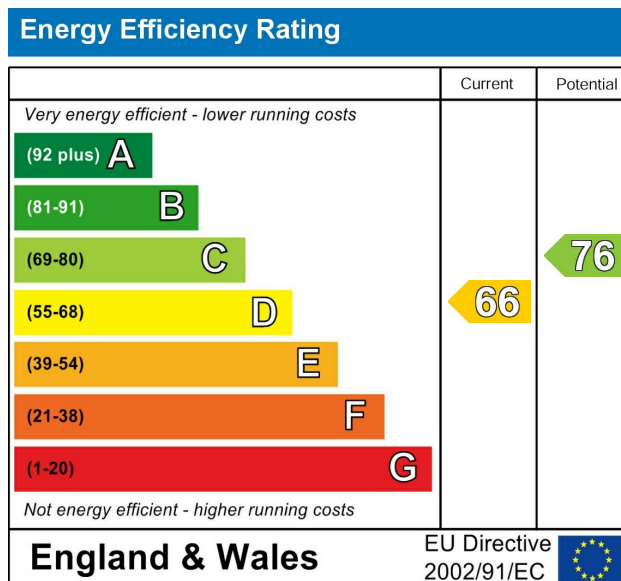
Predominately gravel driveway providing a multiple car parking facility to fore, shrubbed, tradesman's side entrance leading to the pleasant rear garden area designed for ease of maintenance with front and rear patios, shrub bed, artificial lawn, outside lighting, timber decking, screen fencing and storage areas.

ADDITIONAL INFORMATION

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

Council Tax - Band D - Solihull MBC.

This property is fitted with a water meter.



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