

# Barratt Last

## ESTATE AGENTS

0121 776 5744



**53 BLANDFORD AVENUE, CASTLE BROMWICH, B36 9JB**  
**£315,000 FREEHOLD**

- Traditional Style Freehold Semi- Detached House
- Lounge/Dining Room
- Double Glazing
- Bathroom with Shower Cubicle
- Three Bedrooms
- Central Heating
- Tandem Length Side Garage/Utility
- NO ON GOING CHAIN

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: [sales@barrattlast.co.uk](mailto:sales@barrattlast.co.uk)

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## GROUND FLOOR

### Enclosed Porch Entrance

UPVC panelled and double glazed entrance door, double glazed side lights.

### Hall

UPVC panelled and double glazed entrance door, central heating radiator, coving to ceiling, walk-in cloaks cupboard off.

### Through Lounge/Dining Room

24'2" x 12'10" max (9'8" min) (7.38 x 3.92 max (2.97 min))

Double glazed bay window to fore, two central heating radiators, stone clad fireplace and marble hearth, coving to ceiling, double glazed window to rear.

### Kitchen

10'3" x 7'4" (3.14 x 2.26)

Fitted base and wall units with roll edged work surfaces over, single drainer stainless steel sink unit, built-in gas double oven and stainless steel gas hob over, central heating radiator, double glazed window to rear, coving to ceiling, walk-in pantry off, tiled splashbacks, UPVC panelled and double glazed door to garage/utility

## FIRST FLOOR

### Landing

Coving to ceiling, access to loft with pull down hatch and sliding aluminium ladders.

### Bedroom 1

14'5" x 9'10" (4.40 x 3.00)

Double glazed bay window to fore, two double doored fitted wardrobes with top boxes over, central heating radiator, coving to ceiling.

### Bedroom 2

11'4" x 10'6" (min) (3.47 x 3.22 (min))

Range of fitted wardrobes, top boxes and drawers to one wall, central heating radiator, coving to ceiling, double glazed window to rear.

### Bedroom 3

9'3" x 6'11" (2.84 x 2.13)

Central heating radiator, double glazed window to fore, fitted wardrobe, drawers and top boxes to one wall, further built-in wardrobe and drawers.

### Bathroom

9'0" x 7'5" (2.76 x 2.28)

Modern white suite comprising :- panelled bath, vanity unit with inset wash hand basin, separate walk-in glazed shower cubicle with chrome thermostatically controlled shower over, central heating radiator, double glazed window to rear, tiled splashbacks.

### Separate W.C.

White low flush W.C., double glazed window.

## OUTSIDE

### Tandem Garage/Utility

23'5" x 6'9" (7.15 x 2.08)

Metal split opening door, power and lighting, cold water tap, store area off, white 'Belfast' sink, plumbing for automatic washing machine, wall mounted 'Viessmann' gas fired combination central heating boiler, 'Honeywell' central heating programmer, UPVC panelled and double glazed door to rear garden with double glazed side window.

### Gardens

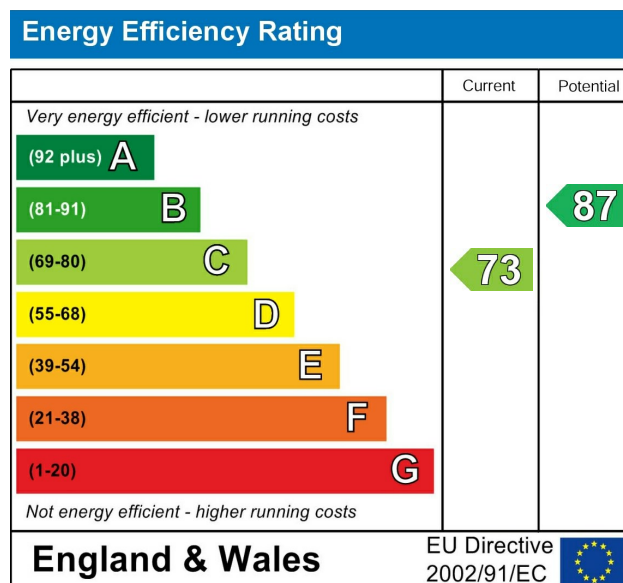
The property is set behind a tarmacadam driveway to the fore providing 'off-road' parking.

Pleasant rear garden with patio, lawn, shrub borders, further paved area with greenhouse and timber summer house.

## 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 Metropolitan Borough Council.



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