

# Barratt Last

ESTATE AGENTS

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## SPRINGBROOK CLOSE, CASTLE BROMWICH, B36 9TU £355,000 FREEHOLD

- Attractive Modern Freehold Detached
- Spacious Fitted Kitchen/Diner
- Central Heating (new boiler) and Double Glazing
- Large Gardens to Front and Rear
- Three Bedrooms
- Utility with Shower Room Off
- Conservatory
- Side Garage

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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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Attractive Freehold centrally heated and double glazed, Three Bedroomed Detached residence, situated in a pleasant cul-de-sac location. Multiple Car Parking Facility to fore, Enclosed Porch Entrance, Hall, Lounge, spacious fitted Kitchen/Diner (including integrated appliances), Utility with Downstairs Shower Room off, 'Domed' Rear Conservatory, Side Garage and large rear garden.

Internal viewing strongly recommended.

## **GROUND FLOOR**

### **Enclosed Porch Entrance**

Double glazed entrance door and side double glazed window panels, wood effect laminate flooring.

### **Hallway**

Wood effect laminate flooring, central heating radiator, stairs with side handrails leading off to the First Floor.

### **Lounge**

13'10" x 12'10" (4.22m x 3.91m)

Double glazed bow window to fore, 2 central heating radiators, 'Adam' style fireplace with modern electric fire inset, double opening doors to :-

### **Spacious Fitted Kitchen/Diner**

12'11" x 10'10" (3.94m x 3.30m)

Grey wood effect laminate flooring, array of matching, fitted base and wall units, ample work surfaces, single drainer sink inset, 'built-in' oven with 'roll top' door, 5 ring gas hob unit with cooker hood air extractor fan above, complimentary tiled splashbacks, double glazed window, sunken spot light fittings to ceiling, door to Utility, double glazed patio doors to :-

### **'Domed' Rear Conservatory**

12'11" x 9'3" (3.94m x 2.82m)

Double glazed windows and double glazed doors to rear garden.

### **Utility Room**

Grey wood effect laminate flooring, central heating radiator, double glazed window, 'Baxi' combination gas fired central heating boiler (recently installed), plumbing for domestic appliance, double glazed door to rear garden. Doors to side garage and door to:-

### **Downstairs Shower Room**

7'6" x 4'2" (2.29m x 1.27m)

Tiled floor covering, partially tiled walls, central heating radiator. 2nd low flush W.C., shower cubicle with glazed screens and shower fitment with two heads.

## **FIRST FLOOR**

### **Landing**

Side double glazed window, linen cupboard, loft access.

### **Bedroom 1**

15'10" x 12'10" (4.83m x 3.91m)

2 double glazed windows to fore, grey wood effect flooring, central heating radiator, 'built-in' wardrobes.

### **Bedroom 2**

9'0" x 9'2" (2.74m x 2.79m)

Double glazed window to rear, central heating radiator.

### **Bedroom 3**

8'10" x 6'8" (2.69m x 2.03m)

Double glazed window to rear, central heating radiator.

### **Family Bathroom**

6'5" x 6'2" (1.96m x 1.88m)

Fully tiled walls, panelled bath with mixer tap shower attachment, wash hand basin, low flush W.C., chrome central heating radiator, double glazed window, sunken spotlight fittings to ceiling.

## **OUTSIDE**

### **Side Garage**


### **Good Size Gardens**

To the front and rear, the former having lawn and block paving providing a multiple car parking facility. Gated side access leads to the rear garden with paved patio, extensive lawn, flower and shrub bed, screen fencing and potential to side of property for extension/s (subject to the usual planning consent).

## **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 D - Birmingham City Council.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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