

Barratt Last

ESTATE AGENTS

0121 776 5744



72 HAZELHURST ROAD, CASTLE BROMWICH, B36 0BJ
£305,000 FREEHOLD

- Larger Style Traditional Freehold Semi-detached
- Two Reception Rooms plus Conservatory
- Extended Kitchen
- Integral Garage
- Three Good Size Bedrooms Plus Loft Area
- Downstairs W.C.
- Central Heating & Double Glazing
- No On-going Chain

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

Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



A larger style Traditional Freehold Semi-detached residence requiring some cosmetic improvement situated in a popular residential location close to amenities. Centrally heated, double glazed and accommodation comprising:- Enclosed Porch Entrance, Hallway, Downstairs 2nd W.C., Dining Room, Lounge/Conservatory, Extended Kitchen, Three Bedrooms with stairs leading off one to a spacious Loft area, Bathroom with shower, Integral Garage, gardens to front and rear. No on going chain.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance doors, laminate floor covering, access door to garage.

Hallway

Laminate floor covering, central heating radiator, understairs store cupboard.

Downstairs 2nd Low Flush W.C.

Laminate floor covering, double glazed window.

Dining Room

14'1" x 10'9" (4.29m x 3.28m)

Double glazed bay window to fore, central heating radiator.

Lounge/Conservatory

22'8" max x 9'9" (6.91m max x 2.97m)

Central heating radiator, brickette fireplace, 'coal' effect gas fire, tiled floor. Further central heating radiator to the Conservatory area with double glazed windows and double glazed door to the rear garden.

Extended Kitchen

15'1" x 10'6" (4.60m x 3.20m)

Fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink unit, 'built-in' oven and 4 ring gas hob unit, two double glazed windows to rear, central heating radiator, double glazed door to rear garden.

FIRST FLOOR

Landing

Spindled balustrade.

Bedroom 1

14'0 x 10'9" (4.27m x 3.28m)

Double glazed window to rear, central heating radiator, fitted mirror fronted wardrobes.

Bedroom 2

13'8" max x 10'4" (4.17m max x 3.15m)

(Walls taper). Double glazed window to fore, central heating radiator, store room off with window housing the gas fired central heating boiler.

Bedroom 3

13'11" max x 10'10" (4.24m max x 3.30m)

Double glazed bay window to fore, central heating radiator, 'built-in' wardrobe, recess understairs which lead to the loft room.

Bathroom

8'9" x 7'5" (2.67m x 2.26m)

Part tiled walls, panelled bath, pedestal wash hand basin, low flush w.c., shower cubicle with glazed screens and 'Triton' shower fitment, double glazed window, central heating radiator.

SECOND FLOOR

Loft Area

15'6" x 10'11" max (4.72m x 3.33m max)

(Walls taper). Double glazed window.

OUTSIDE

Integral Garage

18'1" x 7'7" (5.51m x 2.31m)

Gardens

Concrete driveway to fore providing 'off road' parking. Gated side access to the rear garden with patio, lawns, shrubs, water tap, Summer House and screen fencing.

ADDITIONAL INFORMATION

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

Council Tax - Band C - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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