

Barratt Last

ESTATE AGENTS

0121 776 5744



37 CLAYTON DRIVE, CASTLE BROMWICH VILLAGE, B36 0AN

£375,000 £375,000 - FREEHOLD

- Superb, Well Extended, Freehold Semi-detached
- Two Excellent Reception Rooms
- Extended, Fitted Kitchen/Breakfast Room
- Office Building In Rear Garden
- Three Bedrooms
- Fitted Guests Cloakroom & Laundry Room
- Luxury Bathroom
- Multiple Parking To Fore & EV Charging Point

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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.



GROUND FLOOR

Front Entrance

Leading to a bright and welcoming reception hallway with laminate floor covering, vertical central heating radiator, store room and:-

Fitted Guests Cloakroom

Low flush w.c., wash hand basin with store cupboard beneath, laminate floor covering,, central heating radiator, sunken spot light fittings to ceiling, double glazed window.

Dining Room

14'9" x 8'11" (4.5 x 2.74)

Laminate floor covering, double glazed bay window to fore, feature chimney breast design with display recess, central heating radiator, sunken spot light fittings to ceiling.

Extended Lounge

16'11" x 12'9" (5.17 x 3.89)

Laminate floor covering, feature walls and log burner fitted, vaulted ceiling, sunken spot light fittings to ceiling, vertical central heating radiator, double glazed patio doors opening to rear garden area.

Extended, Fitted Kitchen/Breakfast Room

25'7" x 11'5" (7.81 x 3.49)

Array of modern fitted base and wall units, ample worksurfaces and central island/breakfast bar with inset sink, 'built-in' double oven and ceramic hob unit with extractor above, double glazed window, central heating radiator, 3 double glazed skylight windows, laminate floor covering, double glazed patio doors to rear garden.

Laundry/Store (Converted from original garage)

Laminate floor covering, single drainer stainless steel sink, base and wall units, sunken spot light fittings to ceiling, double glazed door to rear garden.

FIRST FLOOR

Landing

Access to loft area with 'pull-down' ladder housing the 'Baxi' gas fired central heating boiler.

Bedroom 1

14'7" x 10'0" (4.45 x 3.07)

Double glazed bay window to fore, fitted wardrobes, vertical central heating radiator.

Bedroom 2

13'1" x 9'0" (4.01 x 2.76)

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

Bedroom 3

8'11" x 6'8" (2.74 x 2.04)

Double glazed window to fore, 'built-in' clothes cupboard, central heating radiator.

Luxury Bathroom

12'9" x 7'0" (3.90 x 2.14)

Free standing bath and shower, wide wash hand basin with drawers beneath, low flush w.c., large free standing shower area with 2 shower heads, fully tiled walls, chrome central heating radiator, double glazed window, laminate floor covering, sunken spot light fittings to ceiling.

OUTSIDE

Well Kept Gardens

Tarmacadam forecourt providing a multiple car parking facility.

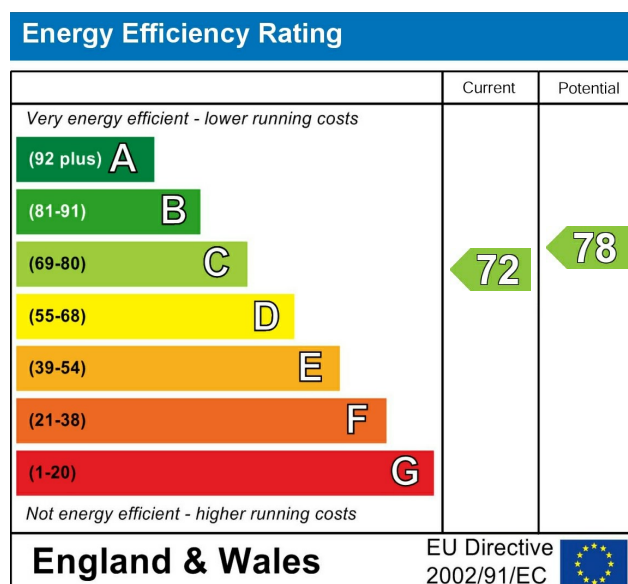
At the rear the garden has a decked area, pathway, lawn, shrubs, garden shed, screen fencing, self contained Office Building with double glazed windows and doors with power and lighting.

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.

Please note that there is a water meter fitted.



HOME TO SELL?

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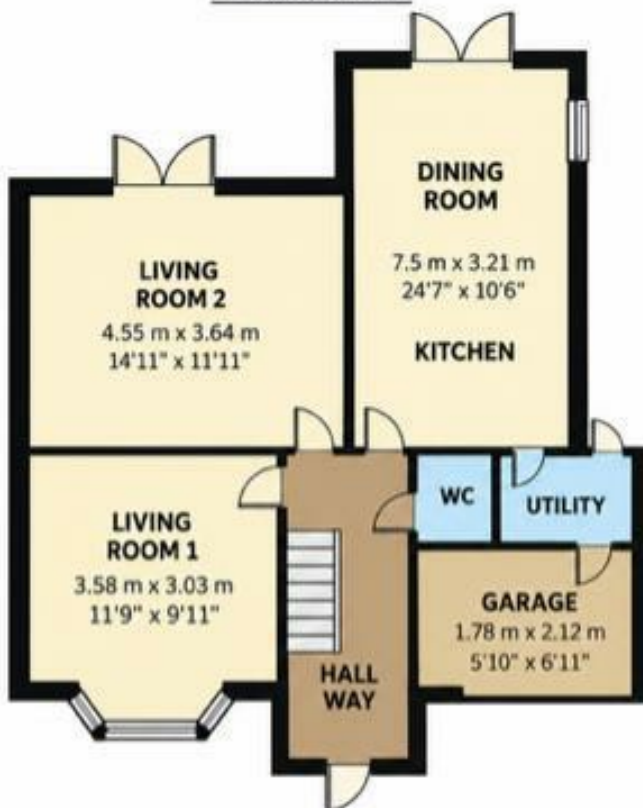




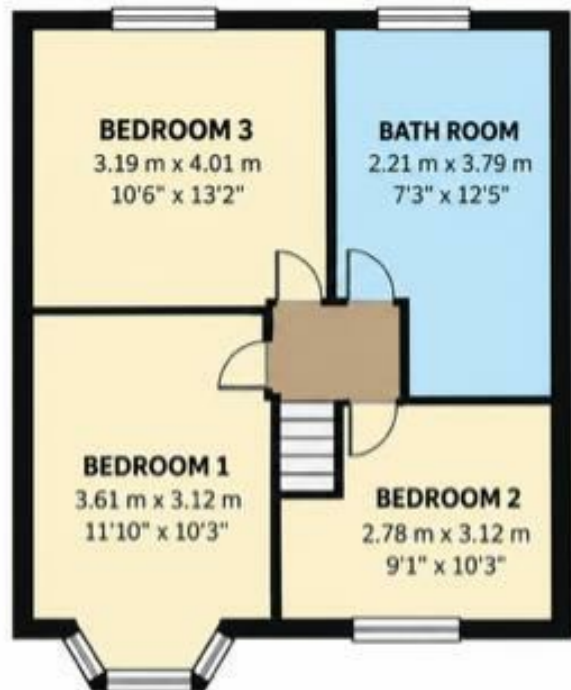
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CLAYTON DRIVE, B36 0AN

GROUND



FIRST FLOOR



Total Area: 118sqm