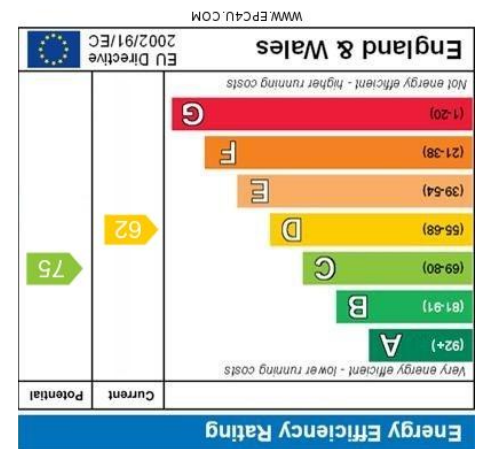


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- Improved and immaculately presented detached home
- Four bedrooms
- Games room
- Lounge
- Home Office
- Open plan kitchen/family room



Chester Road, Castle Bromwich, Birmingham, B36 0AG

£550,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Green and company delighted to offer for sale this much improved and immaculately presented four bedroom detached family home in a much sought after location within Castle Bromwich, where viewing is considered essential to appreciate the size and standard of accommodation on offer. In brief, the accommodation comprises reception hallway, games room, lounge, dining room, home office, open plan kitchen/family room guest WC, four well proportioned bedrooms with ensuite off the master bedroom and luxury family bathroom. The property benefits from double glazing and gas central heating (both where specified and, gardens to fore and rear.

The property is approached by a block paved driveway giving access to side gated access and, front door giving access into

RECEPTION HALLWAY Having double glazed window to side elevation, two glazed windows to front elevation, wood effect laminate flooring, built-in storage cupboard, stairs to first floor landing and, doors off to the following accommodation.

GAMES ROOM 18'9" max" x 11'1" min" (5.72m x 3.38m) Having double glazed window to front elevation, central heating radiator, wood effect laminate flooring, fitted storage housing boiler and, open plan access to storage area.

STORAGE AREA 7'5" max x 4'3" max (2.26m x 1.3m) Having a double glazed window to side elevation and wood effect laminate flooring.

LOUNGE 18'3"max x 10' (5.56m x 3.05m) Having two double glazed windows to front elevation, central heating radiator, wood effect laminate flooring and, feature tiled chimney breast and integrated fire.

DINING ROOM 10'1" max x 12' max (3.07m x 3.66m) Having double glazed window looking out to rear garden, central heating radiator, wood effect laminate flooring, ceiling to ceiling and, door giving access to home office

OFFICE 7'3" x 9'5" to storage (2.21m x 2.87m) Having double glazed French doors opening out to rear garden, central heating radiator, wood effect laminate flooring and, fitted storage units.

EXTENDED L-SHAPED KITCHEN/FAMILY ROOM 21'5"max x 11'1" min x 24'11"max 9'8" min (6.53m x 7.59m) Having two double glazed windows to rear garden, double glazed French doors opening out to rear garden, ceramic tiled flooring and complimentary tiling to all splash probe areas. The kitchen has been fitted to comprise a range of matching wall, drawer and, base level units further display cabinets with granite effect work surface over, incorporating a Belfast sink with drainer and taps over, matching island with stainless steel circular sink unit, space for range style cooker and, space for American style fridge freezer.

FIRST FLOOR LANDING Having loft access, built in storage cupboard, double glazed window over looking rear garden and, doors off to the following:

MASTER BEDROOM 20'7" max 15'11" min x 11'6" max (6.27m x 3.51m) Having double glazed window to front elevation three Velux skylights to ceiling, central heating radiator, spotlights to ceiling, a range of fitted wardrobes and door giving access to w/c.

ENSUITE Having velux skylight to ceiling, complimentary splashback tiling, flooring and a suite comprising of low flush WC unit, vanity unit with inset hand wash basin and shower cubicle shower over

BEDROOM TWO 16'8" max x 12' max (5.08m x 3.66m) Being dual aspect with double glazed window to front and, rear elevation, central heating radiator and, a range of fitted wardrobes.

BEDROOM THREE 10'5" max x 7' max (3.18m x 2.13m) Having double glazed window to front elevation, wood effect laminate flooring and, central heating radiator

BEDROOM FOUR/DESSING ROOM 10'1"max x 8' max (3.07m x 2.44m) Having double glazed window to side elevation and, a range of fitted shelving. (Currently being used as a dressing room)

LUXURY FAMILY BATHROOM Having double glazed window to rear garden, Velux skylight, complimentary splashback tiling to walls, ceramic tiled flooring, central heating radiator, chrome

effect towel rail. The bathroom has been thoughtfully fitted to comprise, a low flush WC unit, fitted storage with inset hand wash basin, shower cubicle with shower over, central circular bath with mixer taps.

OUTSIDE Rear garden having paved patio area laid mainly to lawn with enclosed fence boundaries and raised flower beds

Council Tax Band E - Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for Three, O2, Vodafone, limited for EE and data available likely for Three, O2, Vodafone, limited for EE

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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