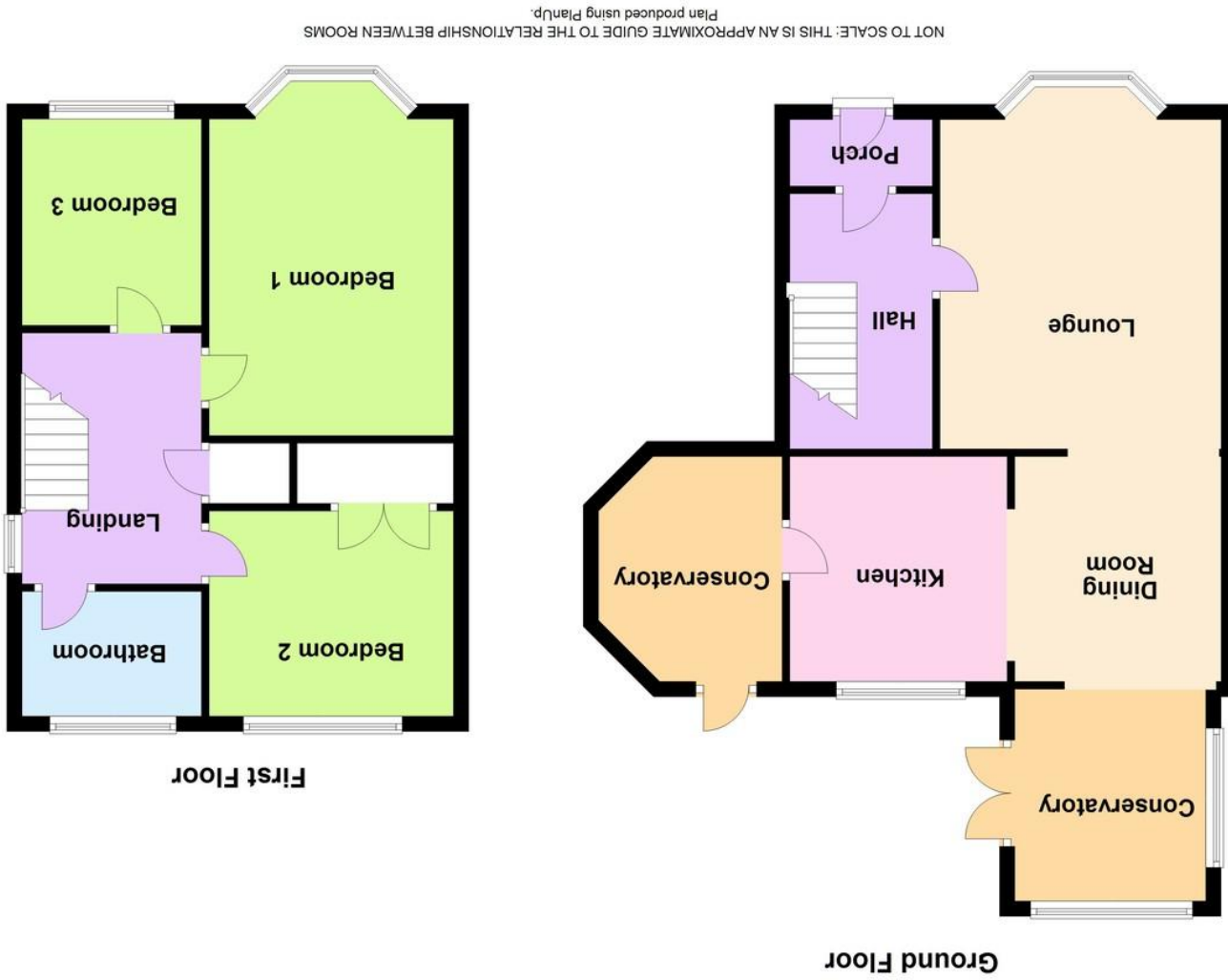


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

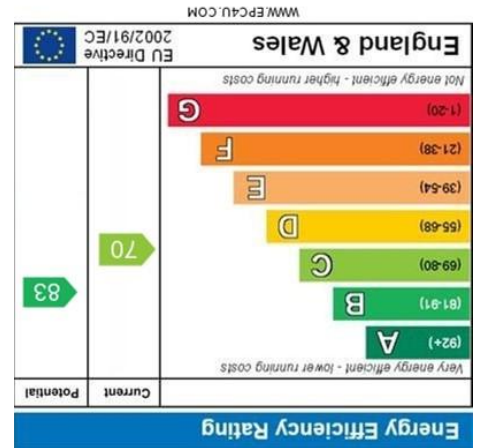
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyancer.



Castle Bromwich | 0121 241 1100



- THREE BEDROOM SPACIOUS SEMI-DETACHED
- TWO CONSERVATORIES
- FITTED WARDROBES IN BEDROOM ONE
- BLOCK PAVED DRIVEWAY
- SEPARATE GARAGE

Balmoral Road, Castle Bromwich, Birmingham, B36 0JS

£295,000



Property Description

Green and Company are pleased to bring to market this spacious 3 bedroom semi detached property, set in a quiet cul-de-sac based in this sought after area. The property is close to local amenities and school catchments, with good transport links. The property benefits from 2 conservatories, open plan downstairs, a separate garage and a good sized rear garden.

PORCH With door into:-

HALLWAY Having staircase to first floor accommodation and door to lounge.

LOUNGE 14' 3" x 12' 3" (4.34m x 3.73m) With double glazed bay window to front with white shutter blinds, radiator and is open plan into:-

DINING AREA 9' 6" x 8' 9" (2.9m x 2.67m) With wood effect laminate flooring, open plan aspect to the conservatory and kitchen.

CONSERVATORY 9' 1" x 8' 6" (2.77m x 2.59m) Open plan from the dining room, with double glazed double doors leading onto garden.

KITCHEN 9' 9" x 9' 6" (2.97m x 2.9m) With double glazed window to rear, door into side conservatory, a selection of wall and base units incorporating; integral fridge, oven and gas hob.

SIDE CONSERVATORY 9' 9" x 7' 0" max (2.97m x 2.13m) With double glazed windows and door overlooking rear garden.

FIRST FLOOR

LANDING With double glazed window to side, doors to bathroom and bedrooms.

SHOWER ROOM With double glazed window to rear, a white suite comprising; close coupled WC, wash hand basin and pedestal, good size shower cubicle with chrome mixer shower.



BEDROOM ONE 14' 2" max x 10' 7" (4.32m x 3.23m) With double glazed bay window to front, radiator and built in bedroom furniture and wardrobe.

BEDROOM TWO 10' 7" x 8' 6" (3.23m x 2.59m) With built in wardrobe, double glazed window to rear and radiator.

BEDROOM THREE 8' 8" x 7' 9" (2.64m x 2.36m) With double glazed window to front and radiator.

OUTSIDE To the rear is a good size garden with patio area, lawned area, fenced boundaries and variety of shrubs and trees.

GARAGE Unmeasured. Is in a separate block. (Not currently accessed)

Council Tax Band C Solihull Metropolitan Borough Council

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.



WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

