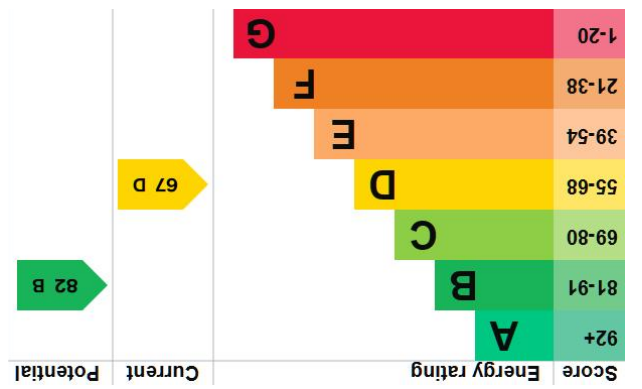


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 135.2 sq. metres (1455.7 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanUp.



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



- EXTENDED THREE BEDROOM SEMI-DETACHED
- TWO LOUNGE AREAS
- REFITTED KITCHEN WITH INTERGRATED APPLIANCES
- EXPANSIVE REAR GARDEN
- FITTED WARDROBES TO BEDROOMS ONE AND THREE

Farnworth Grove, Castle Bromwich,  
 Birmingham, B36 9JA

Offers In Region Of  
 £365,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

What a fantastic extended three bedroom semi detached home in one of the most sought after locations in Castle Bromwich. This property is tastefully extended and has great potential with its large outside garden space. Two lounges occupy this home along with recently refitted kitchen diner, downstairs WC, three bedrooms to first floor two of which have fitted wardrobes, spacious bathroom with corner bath and separate shower cubicle. Rear garden has fantastic space and also benefits from decked patio area and generous fish pond. This is one home not to miss out on!! Local amenities within 0.1 mile and school catchments along with transport networks to Birmingham, Resorts World and motorways. DO NOT MISS OUT! Call Green and Company to arrange your viewing.

Approached via block paved driveway with multiple vehicle parking entering porchway and door into:-

**HALL** 12' 5" x 7' 3" (3.78m x 2.21m) Of a spacious nature with slate effect flooring, under stairs space, door to WC, store, pantry and door to kitchen.

**WC** With wash basin, WC, tiled flooring and half tiled mosaic effect walls.

**KITCHEN** 20' 10" x 10' 6" (6.35m x 3.2m) Recently refitted modern style units with Induction hob, integrated fridge freezer, dishwasher, double oven, metro style under unit tiling, slate effect flooring, radiator, french doors to garden and french internal doors to:-

**LOUNGE** 14' 2" x 10' 2" (4.32m x 3.1m) With bay window to front, electric feature fire with wooden beam mantle piece, blinds, radiator, slate effect flooring.

**LOUNGE** 16' 9" x 16' 1" (5.11m x 4.9m) Off kitchen is the extension with laminate wood effect flooring, radiator, spotlights, french doors to garden and door to garage.

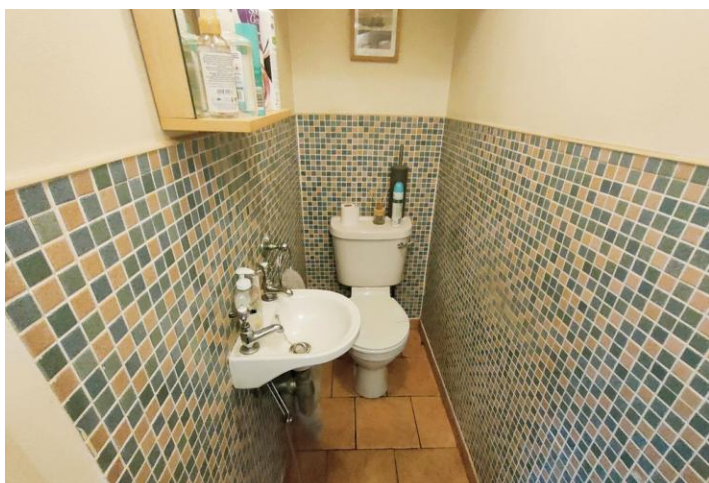
**FIRST FLOOR** With doors to bedrooms, bathroom, WC and loft access.

**BEDROOM ONE** 14' 8" x 8' 5" to wardrobe (4.47m x 2.57m) With bay window to front, radiator and fitted wardrobes.

**BEDROOM TWO** 13' 1" x 10' 6" (3.99m x 3.2m) With window to rear, radiator and wardrobe space

**BEDROOM THREE** 9' 4" x 6' 11" (2.84m x 2.11m) With fitted wardrobe over stairs, fitted units, radiator and window to front.

**BATHROOM** Is of a spacious nature with corner bath, separate shower



cubicle with electric shower unit, laminate flooring, wash basin, half tiling and wood panels, spotlights and window to rear.

**WC** Is separate with vinyl flooring, WC and window to side.

**GARAGE** 12' 2" max 10' 10" min x 12' 1" (3.71m max 3.3m min x 3.68m) Currently being used as utility area with sink, worktop, plumbing for washing machine, boiler, electric fuse board, store cupboard, window to side and door to side access. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** Is fantastic in size with decked patio area with generous fish pond, large lawn area, side space. The potential here is endless!

Council Tax Band D Solihull Metropolitan Borough Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 69 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50Mbps.

Networks in your area - Virgin Media, Openreach

**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.

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

