

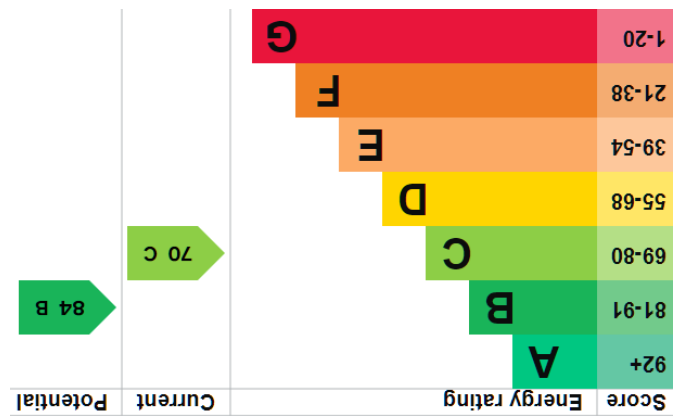
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

14 Castle Cres

Total area: approx. 118.9 sq. metres (1279.3 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Planip.



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



- FOUR BEDROOM DETACHED
- SOUGHT AFTER LOCATION
- CONSERVATORY
- SEPARATE SHOWER IN BATHROOM
- DOWNSTAIRS WC
- MULTIPLE VEHICLE DRIVEWAY



Castle Crescent, Birmingham, B36 9TF

Offers In Excess Of  
 £375,000

## Property Description

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

Fantastic opportunity to acquire this well presented four bedroom detached home situated in a quiet cul de sac within a highly sought after location. The property comprises spacious lounge, dining room, kitchen, conservatory, downstairs WC with four bedrooms three with built in wardrobes, separate shower and integral garage. Within 0.8 mile of St Mary & St Margarets Primary school, 1 mile from Parkhall Academy, 0.8 mile from The Heart of Castle Bromwich and good transport links to Birmingham Airport, Resorts World and motorways. Do not miss out on the great opportunity. Call Green and Company now to view your future home.

Approached via the quiet cul de sac to driveway for multiple vehicles entering into porchway with tiled floor and entering.

**LOUNGE** 18' 9" x 11' 8" (5.72m x 3.56m) Having feature lighting, radiator, stone effect fireplace and hearth, window to front, door to dining and stairs to first floor.

**DINING ROOM** 10' x 8' 10 1/2" (3.05m x 5m) Having laminate flooring, feature lighting, radiator, patio to conservatory and opening to kitchen.

**KITCHEN** 9' 9" x 8' 8" (2.97m x 2.64m) Having window to rear, radiator, extractor, gas hob, double oven, understairs storage, spotlights, vinyl flooring, refitted kitchen units.

**CONSERVATORY** 10' 11" x 8' 9" (3.33m x 2.67m) Having tiled floor, blinds, lighting, radiator and french doors onto garden.

**HALLWAY** Off kitchen into WC with vanity unit, vinyl floor, splash back and radiator.

**GARAGE** With up and over door with electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIRST FLOOR** With doors to bedrooms one, two, three, four, bathroom, airing cupboard and side window.

**BEDROOM ONE** 12' x 9' 3" to wardrobe (3.66m x 2.82m) With window to front, radiator and built in wardrobe.

**BEDROOM TWO** 9' 5" to wardrobe x 8' 5" (2.87m x 2.57m) Having window to rear, radiator, wardrobe and window blind.

**BEDROOM THREE** 8' 6" x 8' 1" (2.59m x 2.46m) Having window to front and radiator.

**BEDROOM FOUR** 8' 9" to wardrobe x 6' 11" (2.67m x 2.11m) Having window to rear, radiator, window blind and wardrobe.

**BATHROOM** Having bath, vanity unit, WC, vinyl flooring, window to side, spot lighting, opening to separate shower tiled shower cubicle with mixer shower.

**REAR GARDEN** Is well maintained with block paved patio area, artificial grass, lawned area, tendered borders and space for shed also with side access.

Council Tax Band E 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.

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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

