

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

Total area: approx. 201.1 sq. metres (2164.5 sq. feet)
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 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.

Energy Efficiency Rating	
Current	Potential
2	26
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Castle Bromwich | 0121 241 1100



- SIX BEDROOM EXTENDED PROPERTY
- RENOVATED THROUGHOUT
- TWO EN SUITES
- EXTENDED FAMILY KITCHEN
- FOUR RECEPTION ROOMS
- ROOF LANTERN IN RECEPTION ROOM TWO



Green Lane, Castle Bromwich, Birmingham, B36 0BX

£549,950



Property Description

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

What a wonderful opportunity to acquire this extended six bedroom home with some fantastic touches that have been very well thought out, from underfloor heating throughout the downstairs individually controlled, reception rooms with bi-fold doors and roof lantern to rear reception, extended kitchen family room with Velux windows and bi-fold, imported feature ceiling art in hall and lounge with imported gold feature coving downstairs, internet/satellite and USB points in all rooms, two en suites and downstairs bathroom, outside CCTV also covers the house. This home is well equipped and tastefully decorated and extended and will be a fantastic family home. DO NOT MISS OUT on your future home. Call Green and Company to arrange your viewing.

Driveway for multiple vehicles entering porchway and door into:-

HALL A spacious area with polished flooring with underfloor heating individually controlled, imported ceiling art, doors to lounge, reception one, bathroom, dining room, kitchen.

LOUNGE 14' 9" into bay x 11' (4.5m x 3.35m) Polished flooring graces this room with underfloor heating, imported feature ceiling art with gold feature coving, spotlights, wall lights and internet, satellite, USB ports.

DINING ROOM 15' 2" x 7' 1" (4.62m x 2.16m) Bay to front, polished flooring with underfloor heating, spotlights, feature coving, side window, internet, satellite and USB ports.

RECEPTION ROOM ONE 14' 6" x 11' (4.42m x 3.35m) Polished flooring with underfloor heating, feature ceiling with gold feature coving, spotlights, internet, satellite, USB ports, bi-fold door to:-

RECEPTION TWO 17' x 11' (5.18m x 3.35m) With roof lantern, polished flooring with underfloor heating, spotlights, gold feature coving, internet, satellite, USB ports, bi-fold door to garden and patio door to kitchen family room.

KITCHEN/FAMILY ROOM 23' 3" x 13' 3" (7.09m x 4.04m) Tastefully extended with modern units with integrated oven, sink unit, polished flooring with underfloor heating, vaulted ceiling with two Velux windows in family area, bi-fold doors to garden, spotlights gold feature coving, spotlights, door to side and window.

BATHROOM Equipped with polished floor, window to side, oak door, spotlights, tiled wall and floor, vanity unit with basin, corner bath with built in tiled shelves, cladded ceiling.

FIRST FLOOR With doors to five bedrooms and shower room, stairs to second floor, radiator, USB ports and thermostat.

BEDROOM ONE 14' 5" into bay x 11' (4.39m x 3.35m) With fire door, radiator, ceiling fan, bay window and internet, satellite, USB connections.

BEDROOM TWO 13' x 8' 8" (3.96m x 2.64m) Based at front of property with window, radiator, internet, satellite, USB connections, shower cubicle fully tiled with mixer shower, door to en suite WC, tiled walls and heated towel rail and corner vanity sink unit/

BEDROOM THREE 14' 1" x 11' (4.29m x 3.35m) Window to rear, radiator, internet, satellite and USB ports.

BEDROOM FOUR 10' 1" x 8' 9" (3.07m x 2.67m) Window to rear, radiator, internet, satellite USB connections, oak door to :-

EN SUITE With shower cubicle, mixer shower, vanity unit and basin, heated towel rail, window to rear, marble laminated ceiling.

BEDROOM FIVE 10' 1" x 8' 5" (3.07m x 2.57m) Window to side, radiator, internet, satellite,

USB ports.

SHOWER ROOM With feature electric mirror, marble effect wall and floors, window to side, mixer shower with built in tiled shelves, marble laminate ceiling, vanity unit and WC.

SECOND FLOOR With landing area with shelf area and Velux window and door into bedroom six.

BEDROOM SIX 14' 5" x 12' 11" (4.39m x 3.94m) With two Velux windows, two radiators, storage area another spacious room.

REAR GARDEN Generous size with granite effect paved area, lawn and fenced boundaries

Council Tax Band D - Solihull

Predicated mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

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

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

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

Networks in your area - Virgin Media, Openreach

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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