

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

Total area: approx. 113.2 sq. metres (1218.1 sq. feet)
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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	
		84 B	

Castle Bromwich | 0121 241 1100



- NO CHAIN
- PRIME CORNER POSITION
- SOUGHT AFTER LOCATION
- IN NEED OF SOME COSMETIC MODERNISATION
- IDEAL FAMILY HOME
- FOUR BEDROOM DETACHED

Castle Hills Drive, Castle Bromwich,
 Birmingham, B36 9BP

£375,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fantastic opportunity to acquire this four bedroom detached home situated in a prime corner position within the sought after location of Castle Bromwich. On the edge of Castle Bromwich historic parkland at 0.1 mile and 0.4 mile from Castle Bromwich Hall Gardens. The property will require some cosmetic modernisation and comes with NO CHAIN but once complete will make a fantastic family home. Briefly comprising spacious lounge, kitchen diner, dining room, generous hall, downstairs WC, four bedrooms, Bedroom one with ensuite, family bathroom, integral garage and well tended established rear garden. DO NOT MISS OUT on this wonderful opportunity. Call Green and Company now to arrange your viewing.

Approached via cul de sac end of Castle Hills Drive with tarmac drive for multiple vehicles, bordered with block paved pathway and lawn area giving great kerb appeal.

STORM PORCH Into:-

HALL Which is of a spacious nature and comes with vinyl wood effect flooring, radiator, doors to WC, kitchen, lounge and pedestrian door to garage.

LOUNGE 15' 5" x 13' 1" (4.7m x 3.99m) Benefitting from vinyl wood effect flooring through from hall with window to rear, gas fire with brick surround, radiator and folding doors to:-

DINING ROOM 11' 3" x 8' 6" (3.43m x 2.59m) Comprising window and door to rear and radiator.

KITCHEN 12' 2" x 8' 6" (3.71m x 2.59m) With wood effect wall and base units, stainless steel effect sink, integrated oven, gas hob, tiled splashback, boiler, radiator, window to front with blind, strip light, door to side access and vinyl flooring.

WC With window to front and WC.

FIRST FLOOR LANDING With doors to bedrooms, bathroom and airing cupboard.

BEDROOM ONE 13' x 10' 2" (3.96m x 3.1m) With built in wardrobes, window to rear, radiator and door to en suite.



EN SUITE With shower cubicle fully tiled with mixer shower, washbasin, WC, window to side and radiator.

BEDROOM TWO 11' 4" x 10' 2" (3.45m x 3.1m) With radiator, window to rear and wardrobe space.

BEDROOM THREE 10' 2" max x 9' 1" (3.1m x 2.77m) With window to front and radiator.

BEDROOM FOUR 7' 10" x 7' 3" (2.39m x 2.21m) With window to front and radiator.

BATHROOM Being recently renovated with a modern traditional twist with fully tiled walls in gloss stone effect, tiled flooring, window to front with blind, radiator and three piece bathroom suite.

REAR GARDEN Is well maintained with wall boundary offering an element of privacy, selection of established trees and shrubs, paved patio area, double side access and garden shed.

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.

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