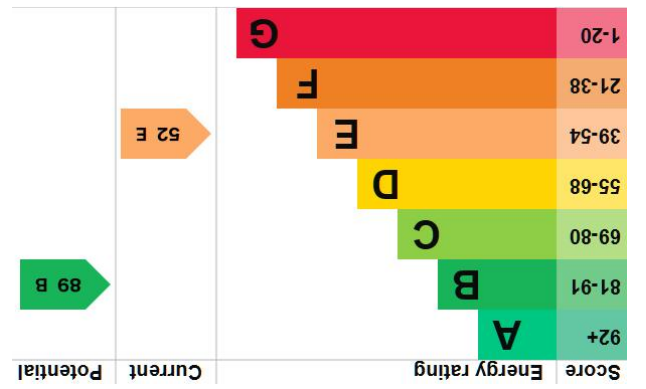


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 86.7 sq. metres (933.6 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



- SPACIOUS THREE BEDROOM SEMI DETACHED
- MODERN KITCHEN
- OPEN PLAN LOUNGE
- CONSERVATORY
- GARAGE
- TWO DOUBLE BEDROOMS



Tackford Close, Castle Bromwich,
 Solihull, B36 9TA, B36 9TA

£290,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fantastic opportunity to acquire this spacious three bedroom semi detached home in the sought after location of Castle Bromwich. Open plan living is on offer with the modern kitchen with polished flooring and integrated appliances, generous lounge with bay window, conservatory. First floor offers two double bedrooms, single bedroom and bathroom. Outside benefits from garage, multi vehicle driveway and generous rear garden. 0.2 mile to Park Hall Academy School and local shops and amenities within 1 mile. IF YOU ARE A FIRST TIME BUYER or looking to downsize this home is for you, do not miss out! Call Green and Company now to arrange your viewing.

Driveway with lawn area and entrance to garage and porch having door into:-

LOUNGE 15' 3" x 13' 5" max 10' 4" min (4.65m x 4.09m max 3.15m min) Open from front door and open plan to kitchen and lounge, lounge side has bay window to front with blind, patio door to rear, feature radiator and understairs space.

KITCHEN 15' 3" x 9' 6" (4.65m x 2.9m) Open from lounge with polished floor tiles, window to front with blind, breakfast bar area, induction hob, under unit lighting, feature ceiling lights, integrated double oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, inset sink, metro brick effect tiles, window to rear, door to rear, feature radiator and spotlights.

CONSERVATORY 9' 10" x 9' 3" (3m x 2.82m) Having vinyl flooring and patio doors to garden.

Stairs between lounge and kitchen leading to first floor with modern glass sides with wood bannister.

LANDING With doors to bedrooms and Bathroom.

BEDROOM ONE 13' max 9' 8" min x 8' 10" (3.96m max 2.95m min x 2.69m) Benefitting from feature panelling wall, feature pendant lights, window to front, feature radiator and wardrobe space.

BEDROOM TWO 10' 3" x 8' 2" (3.12m x 2.49m) Benefitting window to front and feature radiator.

BEDROOM THREE 7' 3" x 6' 7" (2.21m x 2.01m) Currently being used as dressing room with fitted wardrobes, window to rear and radiator.

BATHROOM Modern effect bathroom with marble effect tiles, mixer shower over bath with screen, heated towel rail, back to wall WC and furniture with vanity sink and window to rear.

GARDEN Benefitting with paved patio area, lawn, shed, side access, fenced boundaries with a selection of trees and shrubs and pedestrian access to garage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.

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