

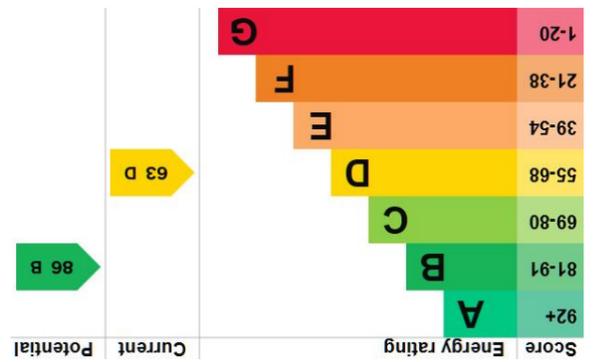
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 94.5 sq. metres (1017.0 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanUp.



LEGAL READY
 "How does this help me?"
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyancer.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED THREE BEDROOM HOME
- IDEAL FIRST TIME BUYER HOME
- SPACIOUS DUAL ASPECT LOUNGE DINER
- MODERN SYLE KITCHEN
- UTILITY

Whateley Crescent, Castle Bromwich,
 Birmingham, B36 0DP

£300,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fantastic opportunity to acquire this well presented three bedroom semi detached home in the desirable after location in Castle Bromwich. The property benefits from downstairs WC and utility, spacious well presented lounge dining room dual aspect with bay window and patio door, refitted modern style kitchen, three bedrooms with wardrobes, refitted luxury feel shower room, useful store cupboard off landing, original feature stain glass window to landing and separate garage. Close to local shops, amenities and schools. This is one not to miss, call Green and Company to arrange your viewing.

Approached via shared access to rear garage and driveway for multiple vehicles into porch and door into:-

SPACIOUS HALLWAY With laminate wood effect flooring, radiator, stairs to first floor and doors to lounge and kitchen.

LOUNGE DINING 24' 10" x 11' 11" max 10' 5" min (7.57m x 3.63m max 3.18m min) Entering via solid wood and glass door with bay window to front, radiator, electric fire with marble surround, patio door to rear.

KITCHEN 10' 11" x 7' 10" (3.33m x 2.39m) Comprising Quartz effect worktop, glass feature splashback, gas hob, spotlights, tiled flooring, integrated oven, feature sink, radiator, spice drawer, under unit lighting and door to:-

UTILITY 8' 4" x 6' (2.54m x 1.83m) With sink and worktop, window to rear and side, door to garden, floor tiles, blinds, space for washing machine, boiler and door into WC with radiator and floor tiles.

FIRST FLOOR LANDING Accessed via stairs with white and oak balustrade staircase with stain glass window to landing and doors to bedrooms, store and bathroom.

BEDROOM ONE 15' 5" x 7' 11" (4.7m x 2.41m) To wardrobe bay window to front, sliding mirrored fitted wardrobe, radiator and spotlighting.

BEDROOM TWO 11' 6" x 10' max 7' 11" min (3.51m x 3.05 2.41m) To wardrobe having window to rear, radiator and sliding door wardrobe.



BEDROOM THREE 8' 7" x 8' 6" (2.62m x 2.59m) With window to front, radiator and wardrobe.

SHOWER ROOM With travertine effect wall tiles with mosaic border, fully tiled Quadrant shower cubicle with mixer shower, window to rear with blind, tiled floor, vanity unit and basin, WC and heated towel rail.

USEFUL STORAGE ROOM

GARDEN Benefits from block paved patio area, lawn, stone pathway, pedestrian access to garage and paved seating area to rear of garden.

GARAGE (Not measured) With up and over garage door (currently Mechanism is disabled), side pedestrian door to garden and electric points. (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.

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.

