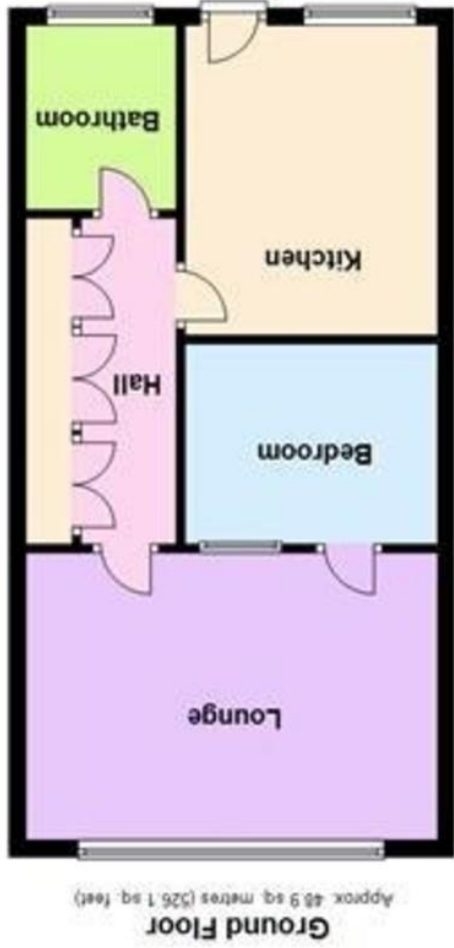
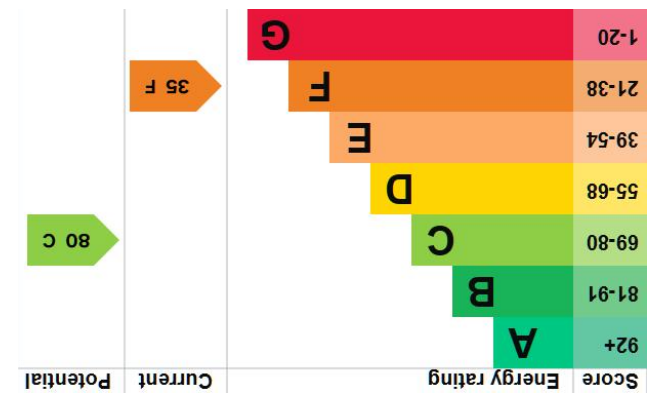


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 48.9 sq. metres (526.1 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Floorplan



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



- SECOND FLOOR FLAT
- IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER LOCATION
- CLOSE TO PUBLIC TRANSPORT LINKS
- ONE BEDROOM



Broome Court, Water Orton Road,
 Castle Bromwich, Birmingham, B36 9ES

£110,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fantastic opportunity to acquire this second floor flat in the heart of Castle Bromwich village. The property is in a sought after location and has good public transport links. Comprising of kitchen/diner, living room, bedroom, bathroom, full storage through hallway and separate garage. Ideal first time buyer home! DO NOT MISS OUT ON THIS ONE! Call Green and Company to arrange your viewing.

KITCHEN/DINER 12' 2" x 10' (3.71m x 3.05m) Double glazed window to rear, wall, base and drawer units, roll top work surface, stainless steel sink and drainer, electric cooker point, plumbing for washing machine, tiled splashback, laminate floor, two ceiling light points and door to inner hall.

INNER HALL Ceiling light point, electric heater, three storage cupboards and doors to living room and bathroom.

LIVING ROOM 16' 5" x 11' 4" (5m x 3.45m) Double glazed window to front, ceiling light point, electric heater and doorway to bedroom.

BEDROOM 10' 1" x 8' 1" (3.07m x 2.46m) Ceiling light point and electric heater.

BATHROOM Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level wc, heated towel rail and ceiling light point.

GARAGE Is situated in rear carpark within a block (unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band A Solihull Metropolitan Borough Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 141 years remaining. Service Charge is currently running at £1500 per annum and is reviewed TBC. The Ground Rent is currently running at £150 per annum and is reviewed TBC. 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 Solicitors 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

