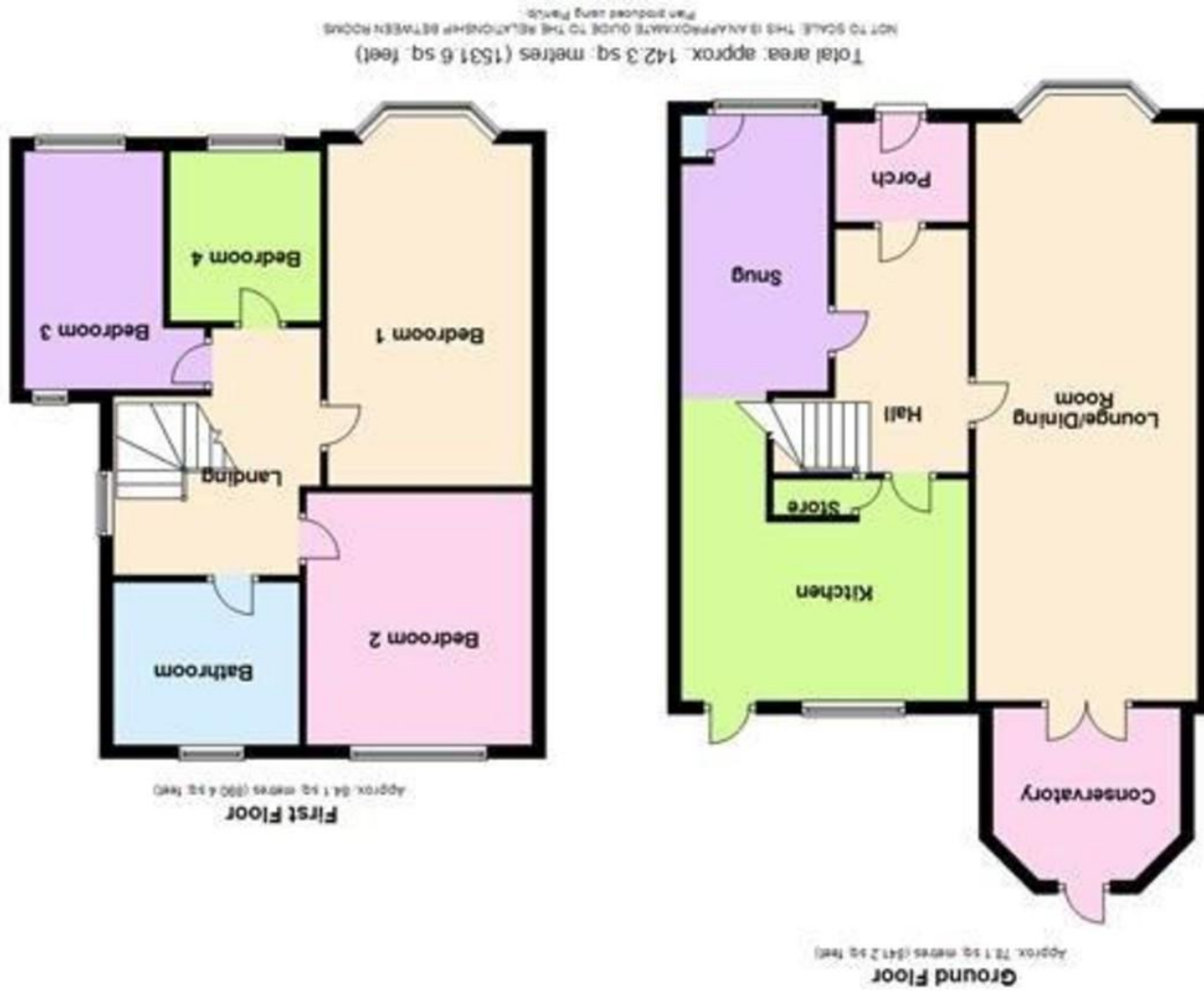
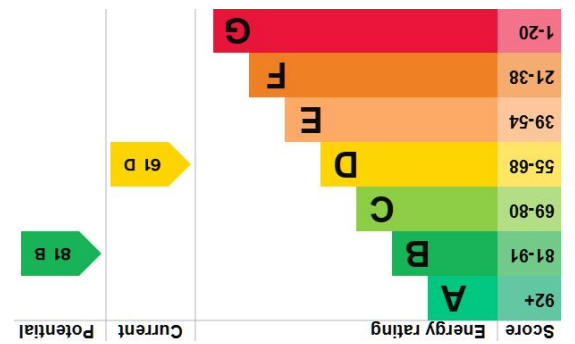


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- FOUR BEDROOM SEMI DETACHED
- SNUG ROOM
- WELL PRESENTED THROUGHOUT
- DUAL ASPECT LOUNGE DINER
- MODERN STYLE KITCHEN

West Avenue, Castle Bromwich, Birmingham, B36 0DY

Offers over £350,000



Property Description

This immaculate Four Bedroom semi-detached property, ideal for families, is now available for sale. Situated in a location boasting public transport links, nearby schools, local amenities, and a strong local community, this home offers a convenient and welcoming environment.

With two reception rooms, this property provides ample space for entertaining and relaxing. The open-plan first reception room features a charming bay window and a conservatory, creating a bright and airy living space.

The property comprises four bedrooms, each offering its unique features. The master bedroom includes built-in wardrobes and an abundance of natural light, while the two double bedrooms also benefit from natural light. Additionally, there is a single bedroom perfect for a child or as a home office space.

Completing the accommodation is a modern bathroom equipped with a heated towel rail and a quadrant shower cubicle. Then comes the well-tended garden with Brick Built BBQ and ManCave with bar area and Electric points.

Noteworthy features of this property include parking facilities, adding to the convenience of this family home. Don't miss this opportunity to make this well-maintained property your new cherished residence – Call Green and Company to arrange your viewing!

Accessed via block paved drive suitable for multiple vehicles and porch into hall

HALL With laminate flooring, feature lights and radiator

LOUNGE DINING ROOM 30' 4" x 11' 2" (9.25m x 3.4m) Which is dual aspect with bay window to front and French doors leading to conservatory, wall lights, ceiling feature lights, laminate flooring, gas fire with marble effect surround, blinds to French doors, radiator.

KITCHEN 14' 5" x 11' 2" (4.39m x 3.4m) Modern style kitchen with useful breakfast bar, laminate flooring, radiator, double oven, window to rear, blind, Integrated dishwasher, integrated washing machine, spotlights, under unit spotlights, kitchen leads through to snug.

SNUG 13' 11" x 7' 5" (4.24m x 2.26m) Laminate flooring, window to front, feature light.

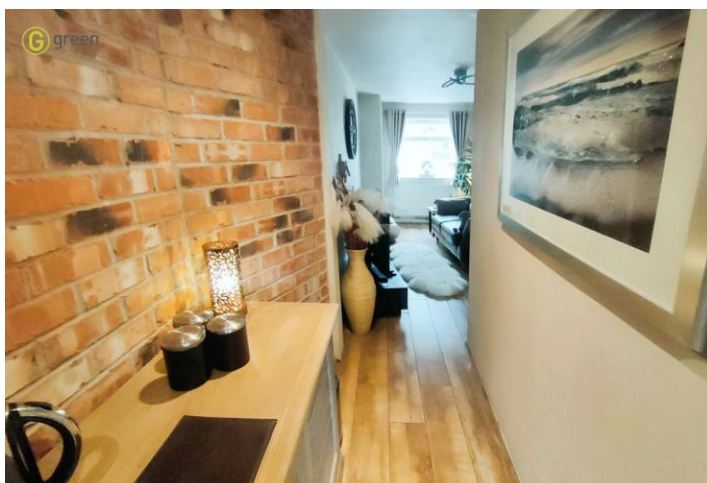
CONSERVATORY 9' 10" x 9' 4" (3m x 2.84m) With feature lighting, tiled floor, overlooking south facing garden.

LANDING With window, lighting and doors to four bedrooms and bathroom.

BEDROOM ONE 17' 3" x 10' 2" (5.26m x 3.1m) Benefitting from bay window to front, fitted wardrobes, feature light and radiator.

BEDROOM TWO 13' x 11' 4" (3.96m x 3.45m) With window to rear, blind, radiator.

BEDROOM THREE 11' 6" x 7' 2" (3.51m x 2.18m) With window to front and small window to rear, feature light and radiator.



BEDROOM FOUR 8' 7" x 7' 5" (2.62m x 2.26m) With window to front, radiator and feature light.

BATHROOM A spacious room with bath and separate quadrant shower cubicle, stone effect wall and floor tiling, two windows to rear one with blind, spotlighting, heated towel rail, vanity unit and WC, LED mirror and mixer shower.

GARDEN Well maintained and tended with composite decked patio area, paved to lawn with brick built BBQ area and leading to ManCave (unmeasured) with purpose built bar area, lighting and electric points. The garden is bordered with palm tree and a selection of shrubbery and trees.

Council Tax Band D - Solihull

Predicted 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 9Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 64Mbps. Highest available upload speed 20Mbps.

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

Networks in your area - Virgin Media, Openreach

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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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

