

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

Total area: approx. 99.4 sq. metres (1070.4 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Funkle.



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		86 B
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- SOUGHT AFTER LOCATION
- DETACHED HOME
- KITCHEN DINER
- LOUNGE WITH BAY
- BEDROOM ONE WITH BUILT IN WARDROBE
- SHOWER ROOM

Faircroft Road, Castle Bromwich,
 Birmingham, B36 9UE

Offers In Region Of
 £300,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Fantastic opportunity to acquire this three bedroom detached home in one of the most sought after areas of Castle Bromwich. The property comprises of three bedrooms, snug/office, shower room, built in wardrobe in master bedroom, spacious lounge, kitchen dining room, downstairs toilet, utility, well tended rear garden for the socialising experience and block paved drive suitable for multiple vehicles. Parkhall Academy is 0.2 mile away and Water Orton station is 0.8 mile away and good transport links to motorway network.

Block paved driveway for multiple vehicles and front lawn area, entering into:-

PORCH With door to:-

HALL With laminate flooring, feature radiator, stairs to first floor and door to:-

LOUNGE 15' 4" to bay x 12' 9" max 11' 3" min (4.67m x 3.89m max 3.43m min) With bay window to front, laminate wood effect flooring, wood effect fire surround, radiator and door to:-

KITCHEN DINING 16' 1" x 10' 11" (4.9m x 3.33m) With laminate flooring to dining area, window to rear, radiator, kitchen area with tiled flooring, window to rear, with blind, integrated oven, electric hob, sink, selection of wall and base units, door to understairs storage and door to:-

UTILITY 10' 10" x 7' 11" max 3' 9" min (3.3m x 2.41m max 1.14m min) With tiled floor, sink and worktop, window and door to rear and door to:-

WC With window to side, WC, sink and radiator.

SNUG 15' 4" x 7' 10" (4.67m x 2.39m) With laminate wood effect flooring, bay window, ceiling fan, feature radiator, radiator and loft access.

FIRST FLOOR With landing having window to side, doors to bedrooms, shower room and airing cupboard.

BEDROOM ONE 13' 1" x 9' 5" (3.99m x 2.87m) Benefitting two windows to front, radiator and built in wardrobe.

BEDROOM TWO 9' 3" x 8' 11" (2.82m x 2.72m) Benefitting from window to rear and radiator.

BEDROOM THREE 8' 11" x 6' 9" (2.72m x 2.06m) Benefitting from window to rear and radiator.



SHOWER ROOM Offering walk in shower tray with screen, mixer shower, laminated wall panelling, WC, sink, tiled floor and radiator.

REAR GARDEN Is well tended and benefits from patio area with dwarf wall leading to lawn with fenced boundaries with trees and shrubbery, shed.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available for EE, Three, O2, Vodadone and data available for EE, Three, O2, Vodadone

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 76Mbps. 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 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 Conveyer.

