

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

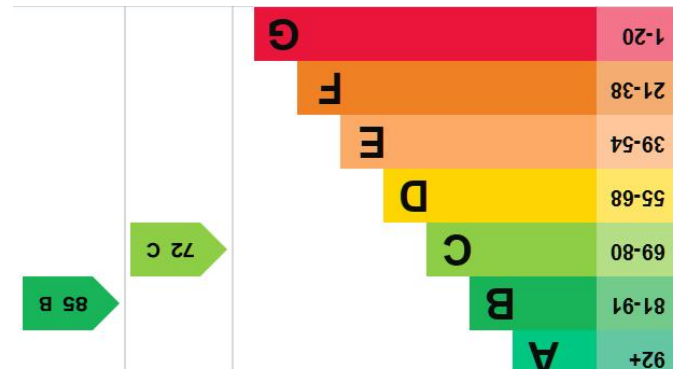
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanIt
 Total area: approx. 101.7 sq. metres (1065.2 sq. feet)



LEGAL READY

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 Conveyor.



Castle Bromwich | 0121 241 1100



- THREE BEDROOM SEMI
- SOUGHT AFTER LOCATION
- CONSERVATORY
- SHOWER ROOM
- SPACIOUS LOUNGE
- GENEROUS PORCH

New Street, Castle Bromwich, Birmingham, B36 9AP

Offers In Region Of
 £260,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Fabulous opportunity to acquire this three bedroom semi detached offering spacious lounge, kitchen, conservatory, integral garage and three double bedrooms, also offering off road parking. This really is one not to be missed if you are looking for a family home with potential. Situated in the quiet cul-de-sac of New Street and within 0.2 mile of Castle Hall Grounds and 0.5 mile from local amenities. Call Green and Company now to arrange your viewing.

Paved driveway and bordered with well tended lawn, entering into generous porch and door to:-

LOUNGE 23' 2" x 11' 8" max 8' 7" min (7.06m x 3.56m) Benefitting electric fire, window to front, radiator, patio door to rear, door to kitchen and double door to stairs

KITCHEN 9' 2" x 7' 10" (2.79m x 2.39m) With tiled floor, radiator, pantry, door to side access, three way spotlight, gas hob, wood effect units, integrated dishwasher and washing machine.

CONSERVATORY 9' 1" x 7' 5" (2.77m x 2.26m) Offering tiled floor, window blinds, door to rear garden.

FIRST FLOOR With window to side, radiator, doors to bedroom one, two, three and shower room.

BEDROOM ONE 10' 4" x 9' 1" (3.15m x 2.77m) Window to rear, radiator, three way spotlight.

BEDROOM TWO 12' 7" max 10' 8" to wardrobe x 10' 3" (3.84m x 3.12m) Window to front, radiator, fitted wardrobe.

BEDROOM THREE 9' 5" x 8' 5" (2.87m x 2.57m) Window to front, radiator.

SHOWER ROOM Window to side, vinyl wood effect flooring, window to rear, radiator, tiled cubicle, electric shower, wc and sink.

GARAGE 15' 7" x 8' (4.75m x 2.44m) Up and over door, workbench, boiler, units and electric.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Benefits from patio area, lawn, gravel and summer house.

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 21 Mbps. Highest available upload speed 1 Mbps.

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

Networks in your area - Virgin Media, Openreach



The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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