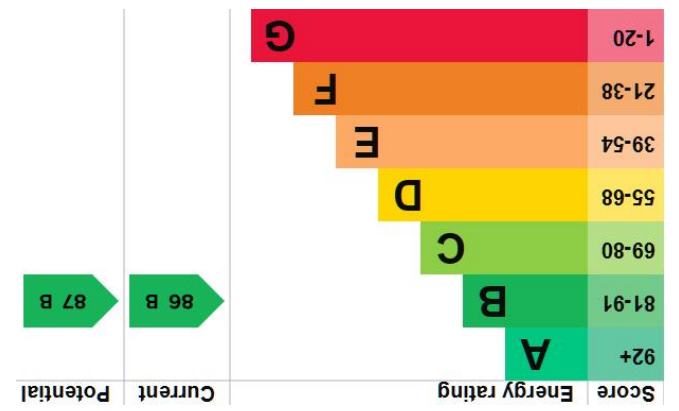


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- MODERN NEW BUILD STYLE
- THREE BEDROOMS
- ENSUITE TO BEDROOM ONE
- INTEGRATED APPLIANCES
- MEDIA WALL TO LOUNGE
- TWO ALLOCATED PARKING SPACES
- OPEN ASPECT VIEWS TO SIDE

Portsea Drive, Castle Bromwich,
 Birmingham, B36 0BE

Offers in the region of
 £245,000



Property Description

If you are looking for a new build style modern home, this well presented three bedroom end terraced is for you. Comprising modern kitchen with integrated appliances, purpose built media wall in lounge, downstairs WC, bedroom one with ensuite, two further bedrooms, the property also comprises solar panels for energy efficiency, two allocated parking spaces, situated with open aspect views. Local shops and amenities with 0.3 mile and Birmingham Airport and Resorts World within 5 mile. DO NOT MISS OUT ON THIS FANTASTIC OPPORTUNITY! Call Green and Company now to arrange your viewing.

Approached off Windward Way onto private drive with allocated parking spaces for the home and situated with open aspect views over parkland, steps up to property with front lawn fenced and gated and into:-

HALL 10' 2" x 6' 5" (3.1m x 1.96m) Having laminate wood effect flooring, radiator, spotlights, staircase to first floor, door to store cupboard, door to WC, doors to lounge and kitchen diner.

LOUNGE 15' 11" x 10' 8" (4.85m x 3.25m) Having purpose built media wall with shelving and spotlights, two windows to side with blinds, window to front with blind, electric feature fire incorporated in media wall and radiator.

KITCHEN DINER 15' 11" x 10' 8" (4.85m x 3.25m) Modern style kitchen with laminate wood effect flooring, integrated oven, gas hob, extractor, spotlights, integrated dishwasher, integrated fridge freezer, window to side and window to front with blinds, french doors onto garden and radiator.

WC With vinyl flooring, radiator, spotlights, window to front, tiled splash over wash basin.

LANDING With spotlights and doors to bedrooms and bathroom.

BEDROOM ONE 12' 9" x 10' 4" (3.89m x 3.15m) With fitted wardrobes, wardrobe space, windows to side with blinds, radiator, dual thermostat controlling separate temperatures from ground and first floor and door to:-

EN SUITE With vinyl flooring, window to front with blind, shower cubicle tiled with electric shower, spotlights, WC and wash basin.

BEDROOM TWO 9' 11" x 8' 10" (3.02m x 2.69m) With window to front and side with blinds and radiator.

BEDROOM THREE 10' 9" x 6' 10" (3.28m x 2.08m) With window to rear with blind and radiator.

BATHROOM Another modern room with vinyl flooring, window to front with blind, radiator, three piece bathroom suite with shower attachment and half tiled over bath.

REAR GARDEN With fenced boundaries and gate to rear carpark, paved patio area and lawn.

Council Tax Band C Solihull Metropolitan Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 992 years remaining. Service Charge is currently running at £0 and is reviewed TBC. The Ground Rent is currently running at £0 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.

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