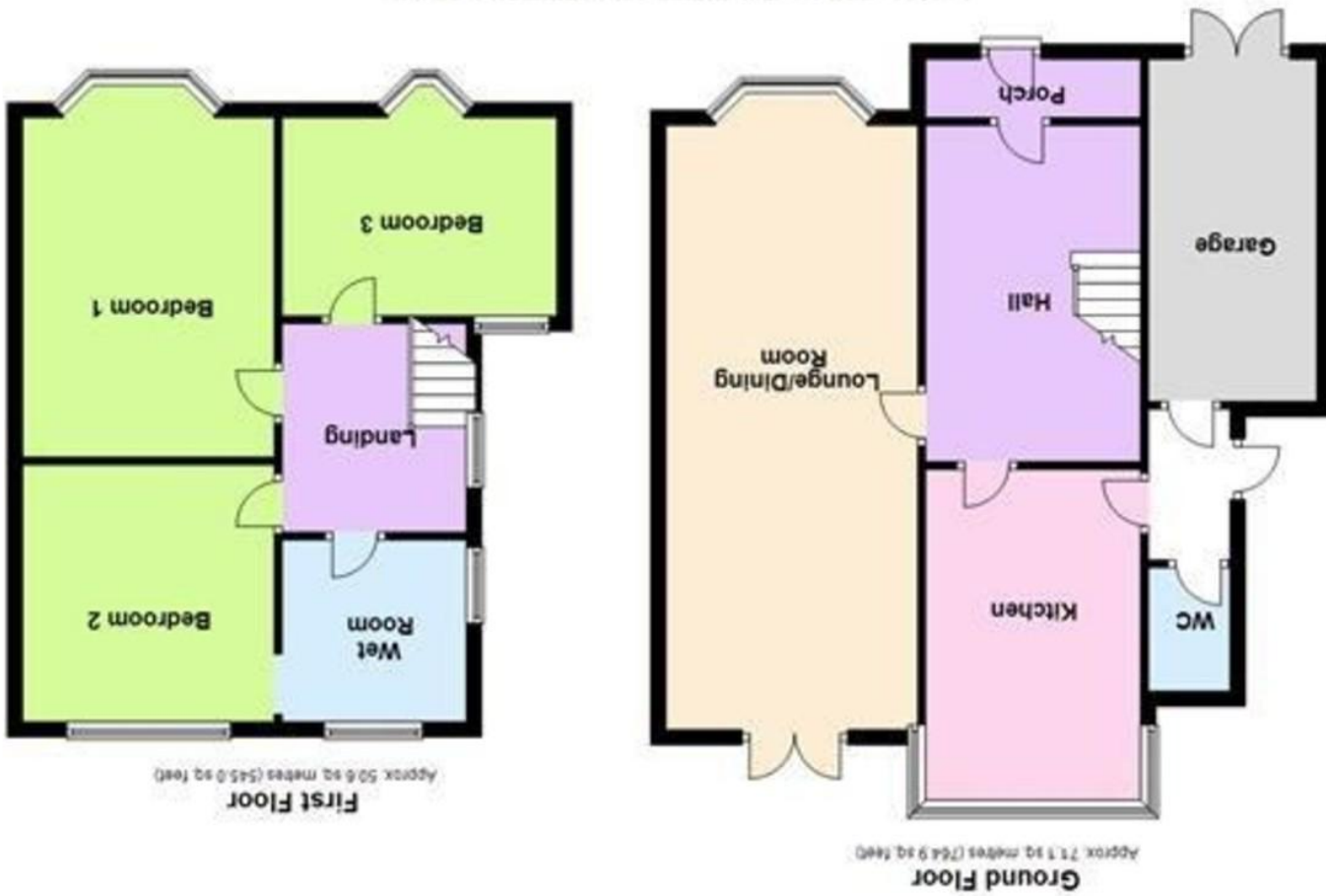
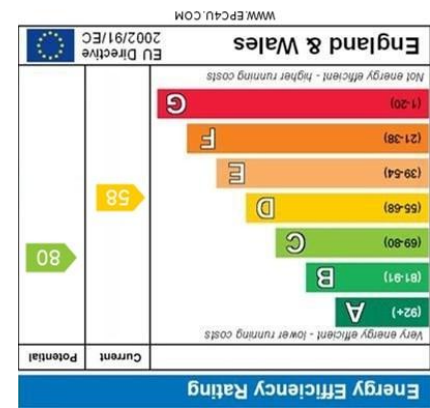


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 121.7 sq. metres (1309.9 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Planit



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 DOUBLE BEDROOM SEMI DETACHED
- REFITTED WET ROOM
- DUAL ASPECT LOUNGE DINER
- INTEGRAL GARAGE
- BREAKFAST KITCHEN
- DOWNSTAIRS WC

Whateley Crescent, Castle Bromwich, Birmingham, B36 0DN

Offers In Excess Of  
 £325,000



## Property Description

What a fantastic opportunity to acquire this well presented three bedroom semi detached home in this desirable location in Castle Bromwich. The property benefits from spacious well presented lounge dining room dual aspect with bay window and French doors, spacious breakfast kitchen, downstairs WC, refitted wet room, three double bedrooms and integral garage. Close to local shops, amenities and schools. This is one not to miss, call Green and Company to arrange your viewing.

Approached via driveway with access to integral garage into porch and door into:-

**HALL** With Karndean flooring, radiator, under stairs cupboard, stairs to first floor.

**LOUNGE DINING** 29' 2" x 11' min (8.89m x 3.35m) Offering an element of class and style with double glazed bay window to front, gas fire with brick surround, French doors to rear, two radiators and wall lights.

**KITCHEN** 11' 7" x 9' 4" (3.53m x 2.84m) Benefitting from tiled floor, gas hob with extractor, tiled splash backs, integrated oven, integrated dishwasher, ceiling spotlights, double glazed window to rear, blind and modern radiator.

Side access with tiled floor and door to downstairs WC leading to garage and garden.

**LANDING** With double glazed window to side elevation and loft access.

**BEDROOM ONE** 16' 3" x 10' 11" (4.95m x 3.33m) Benefitting from double glazed bay window to front, radiator.

**BEDROOM TWO** 11' 11" x 10' 10" (3.63m x 3.3m) Having double glazed window to rear, radiator, blind and door to wet room.

**BEDROOM THREE** 11' 10" x 8' 8" (3.61m x 2.64m) With double glazed window to front and window to rear, radiator.

**WET ROOM** Recently refitted with anti slip flooring, spotlights, electric shower, WC, wash basin, obscured double glazed window to side and rear elevations, heated towel rail and roller blinds.

**GARAGE** 14' 11" x 7' 5" (4.55m x 2.26m) With double doors to front, boiler, lighting, electric points, door to side access & downstairs WC. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**REAR GARDEN** A generous size, with paved patio, decked area, mature trees & shrubs, mainly laid to lawn. outside tap, gate to side.

Council Tax Band D - Solihull

Predicted mobile phone coverage and broadband services at the property :-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

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.

**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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