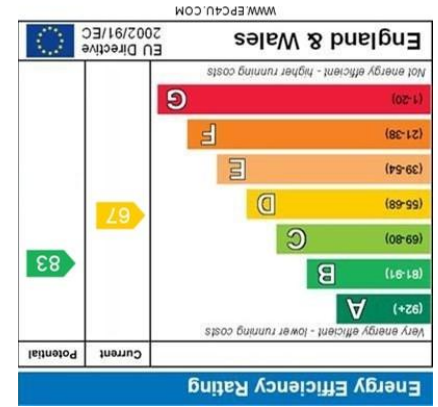


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Planit.



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.



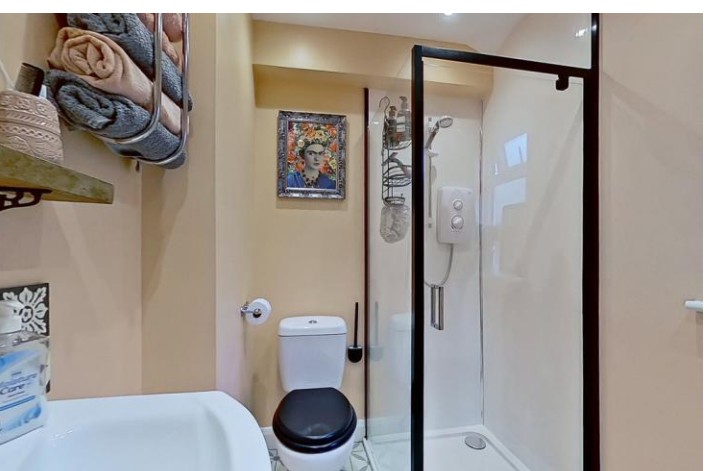
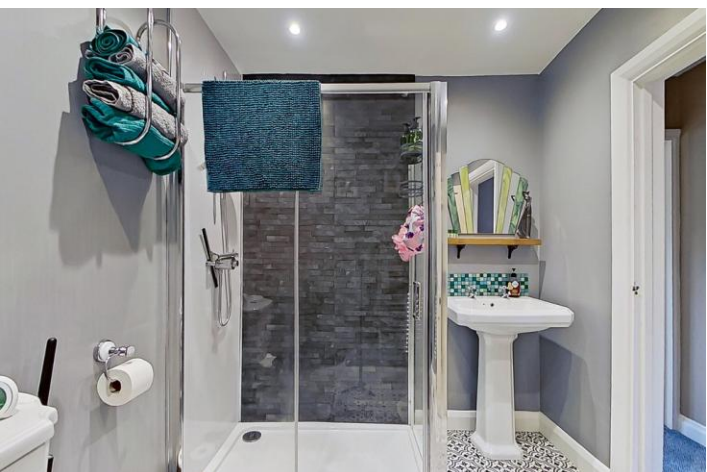
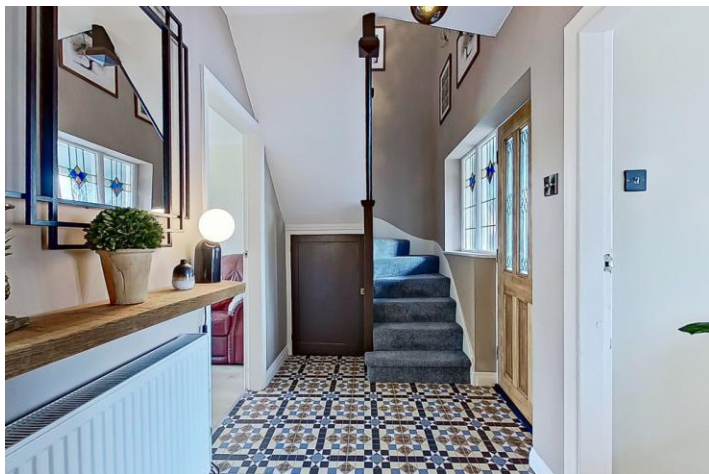
Castle Bromwich | 0121 241 1100



- SPACIOUS THREE BEDROOM SEMI DETACHED
- WELL PRESENTED VIBRANT HOME
- EN SUITE
- SHOWER ROOM
- TWO RECEPTION ROOMS

Bradford Road, Birmingham, B36 9AB

£425,000



Property Description

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

What a fantastic three bedroom semi detached property offering vibrant and tasteful décor giving this well presented home a welcoming feel and offering a touch of class throughout. Spacious throughout with two reception rooms, generous kitchen dining room with wood worktops, traditional style flooring throughout the welcoming hallway, en suite off bedroom one, shower room and two additional double rooms, downstairs wc and well tended rear garden including workshop. This really does offer that growing family everything you need. DO NOT MISS OUT. Close to local amenities and transport links. Call Green and Company to arrange your viewing.

Spacious block paved driveway suitable for many vehicles and entering porchway and door into:-

WO WHALLWAY With traditional style flooring, stairs to first floor, under stairs storage, stain glass windows, radiator and doors to lounge, reception and kitchen.

RECEPTION ROOM 13' 10" to bay x 11' 11" (4.22m x 3.63m) Offering traditional style fireplace with gas fire, tiled hearth and surround, bay window and radiator.

LOUNGE 14' 8" x 10' 11" (4.47m x 3.33m) Situate at the rear of the home with French doors to garden, laminate flooring, feature fireplace, chandelier lighting, blinds.

KITCHEN 18' 7" max x 17' 2" max (5.66m x 5.23m) Another WOW room keeping in tradition of the home with a country feel about it, wooden worktops with double Belfast sink as a focal point, country style units, breakfast bar, integrated dishwasher, splash back and extractor, spotlights, brick feature wall, radiator, space for range cooker, floor tiling, French doors to garden, window to rear with blinds.

DOWNSTAIRS WC Offers traditional style flooring, heated towel rail, vanity unit and sink, shoe rack, spotlights and wc.

LANDING With stain glass window to front, doors to bedrooms one, two, three and shower room.

BEDROOM ONE 15' 3" x 9' 11" (4.65m x 3.02m) To back of home with laminate flooring, two windows, spotlights, radiator and blinds.

EN SUITE Vibrant room with art deco flooring, vanity unit and sink, wc, spotlights, shower cubicle with electric shower, heated towel rail and window to side.

BEDROOM TWO 13' 9" to bay x 11' 11" (4.19m x 3.63m) Offering bay window to front, radiator and lighting.

BEDROOM THREE 12' 2" x 10' 11" (3.71m x 3.33m) Window to rear, blind and radiator.

SHOWER ROOM Another well presented room with art deco style tiling, laminated stone effect panels, spotlights, wc, wash basin, cubicle, mixer shower, heated towel rail.

GARAGE 10' 1" x 8' 2" (3.07m x 2.49m) Has been shortened for storage and offers

double doors to front, electric points and lighting.

GARDEN Is a generous spacious well tended area offering patio, well established trees and shrubbery, decked area, workshop with electric, this really does offer additional potential.

Council Tax Band C - Solihull

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

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

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 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.

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 PDF format