

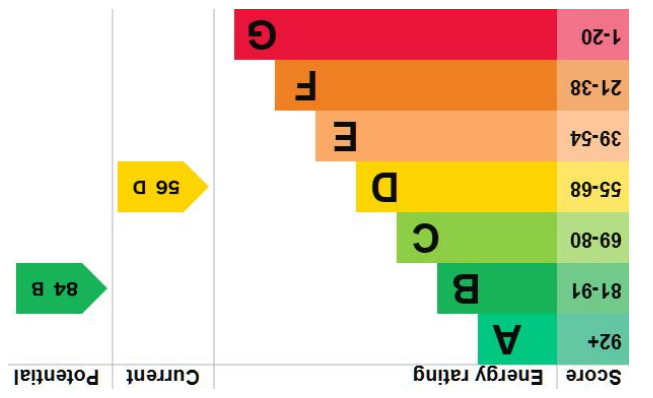
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 104.6 sq. metres (1126.1 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanIt.



**LEGAL READY**  
 "How does this help me?"  
 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



- CORNER PLOT
- THREE BEDROOMS
- SEMI DETACHED
- LOUNGE
- DINING ROOM
- DOWNSTAIRS WET ROOM

Tomlinson Road, Castle Bromwich, Birmingham, B36 9HN

Offers In Excess Of  
 £300,000



## Property Description

Introducing to the market a semi-detached property that presents an excellent opportunity for families or couples looking to put their personal touch on their next home. Available for sale, this house, which requires renovation, holds immense potential and offers a unique charm.

Within this property, you'll find three bedrooms, two reception rooms, two bathrooms, and a kitchen. The first bedroom is a spacious double, boasting built-in wardrobes, and bathed in natural light. The second bedroom is also a double with an abundance of natural light. The third bedroom is a single room, perfect for a child or an office space, featuring built-in wardrobes and natural light.

The two reception rooms are notable for their large windows, inviting natural sunlight into the home and creating a sense of openness. This property also features a garage, adding a practical touch to your living situation.

Situated in a location with excellent public transport links, nearby schools, and local amenities, the convenience factor of this property is undeniable. Whether you are a family needing easy access to schools or a couple needing a convenient commute, this property ticks all the boxes.

In summary, this semi-detached house, while requiring some renovation, offers a golden opportunity to create your dream home in an ideal location.

**HALLWAY** 15' 01" x 6' 00" (4.6m x 1.83m) Having doors to lounge, kitchen, under stairs cupboards and wet room, stairs to first floor landing and radiator.

**LOUNGE** 17' 02" x 11' 05" (5.23m x 3.48m) Having a double glazed bay window to the front and a radiator.

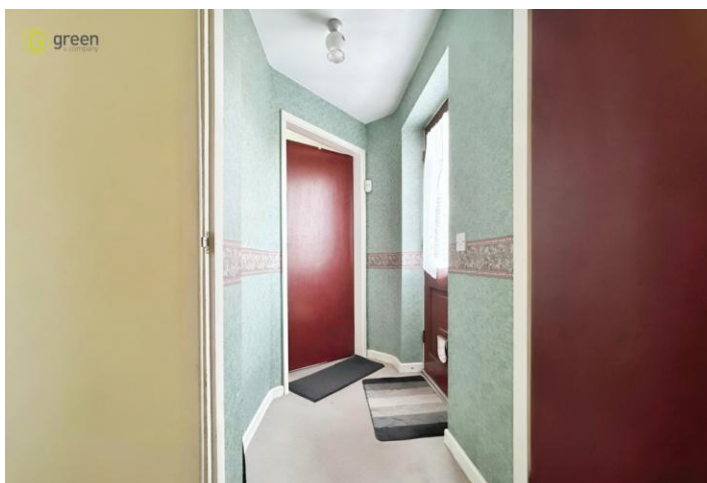
**HALL TO WET ROOM** 5' 09" x 4' 01" (1.75m x 1.24m) Having a door to the front and door to the wet room.

**WET ROOM** 10' 08" x 7' 02" (3.25m x 2.18m) Having a wash hand basin, low level WC, shower, radiator, splash back tiling and two obscure windows to the side.

**KITCHEN** 10' 11" x 7' 11" (3.33m x 2.41m) Having roll top work surfaces, wall, draw and base units, splash back tiling, double glazed window to the rear, sink and drainer, extractor fan with space for a free standing cooker under, space for a washing machine and fridge or a freezer, central heating boiler, door to side and door to the dining room.

**DINING ROOM** 10' 11" x 9' 05" (3.33m x 2.87m) Having a radiator and double glazed window to the rear.

**FIRST FLOOR LANDING** 8' 03" x 7' 10" (2.51m x 2.39m) Having a loft hatch, double glazed window to the side, doors to all bedrooms, bathroom and WC.



**BEDROOM ONE** 17' 00" x 9' 07" (5.18m x 2.92m) Having fitted wardrobes, radiator and double glazed bay window to the front.

**BEDROOM TWO** 11' 00" x 9' 05" (3.35m x 2.87m) Having a radiator and a double glazed window to the rear.

**BEDROOM THREE** 8' 11" (2.72m) Having a radiator, double glazed window to the front and fitted cupboards.

**BATHROOM** 8' 00" x 7' 10" (2.44m x 2.39m) Having a bath, wash hand basin, splash back tiling, cupboards, radiators and double glazed obscure window to the rear.

**SEPERATE WC** 5' 07" x 2' 08" (1.7m x 0.81m) Having a WC and obscure windows to the side.

**REAR GARDEN** Being mainly paved through out, fenced boundaries and access to the garage.

**FRONT GARDEN** Having a driveway and a front garden mainly laid to lawn.

Council Tax Band C Solihull Metropolitan Borough Council

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

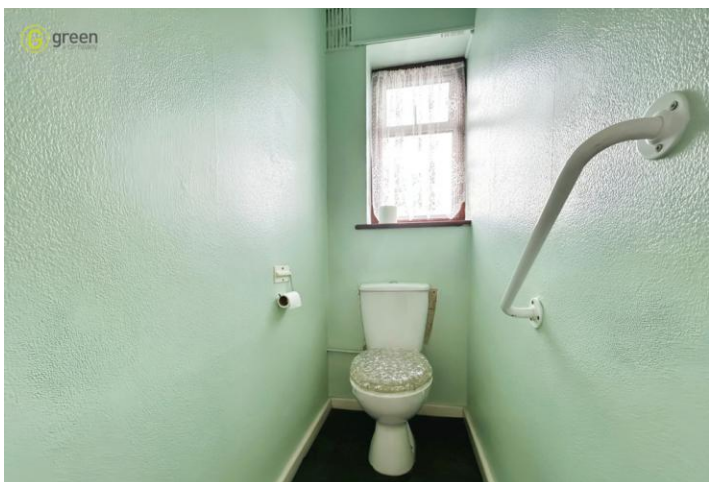
Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.

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

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