





## Property Description

WOW! What a well presented extended four bedroom semi detached home situated on the ever popular Chester Road, Castle Bromwich. This home oozes luxury and class all rolled into one, from the spacious extended living area overlooking the landscaped rear garden, to the polished floors in the kitchen and utility up to the four bedrooms (two with built in wardrobes) and luxury bathroom with sunken bath and separate shower cubicle. Ideally located within 0.1 mile of the nearest shops and amenities, and good transport links to Resorts World, Birmingham Airport and motorway networks. You DO NOT want to MISS OUT on this fantastic opportunity! Call Green and Company to arrange your viewing!

Approached via a generous block paved driveway for multiple vehicles bordered with a dwarf wall, shrubs and trees.

PORCH With solid wood flooring and door into:-

HALL Gives off the element of space where the stairs to the first floor are situated in front, double doors into dining room, door to living room, door to kitchen and additional space under the stairs, radiator and feature Lights are also present in the spacious hall.

LIVING ROOM 24' 3" x 11' 5" (7.39m x 3.48m) Another spacious room comprising of gas feature fire with stone surround, marble backing and marble hearth, feature lighting, radiator, French doors and blind to rear.

DINING ROOM 15' 2" into bay x 11' 3" (4.62m x 3.43m) Situated at the front of the property with a bay window overlooking the block paved driveway, feature lighting to ceiling and walls, two sets of double doors, one onto living area and one onto hallway and radiator.

KITCHEN 12' 2" max x 9' 5" max (3.71m x 2.87m) Another well presented room in the home with polished flooring, following appliances by NEFF double oven, integrated dishwasher, integrated fridge, electric hob, extractor fan, a selection of wood effect wall and base units including display cabinets and under pelmet lighting, wall light, radiator, window to rear with blind and door to garden, one and half bowl sink and drainer with chrome mixer tap, under cabinet wall tiling and door into:-

UTILITY 17' 4" max x 6' 2" max (5.28m x 1.88m) Continuing the polished flooring into the utility with space and plumbing for washing machine, door to rear garden, Velux window to ceiling with spotlights, door into WC, garage and door to side passage.

WC Again continues the polished flooring and comprising corner WC, wash hand basin with mosaic splash back and spot lights.

LANDING With doors to all bedrooms, bathroom and airing cupboard with radiator and window to side.

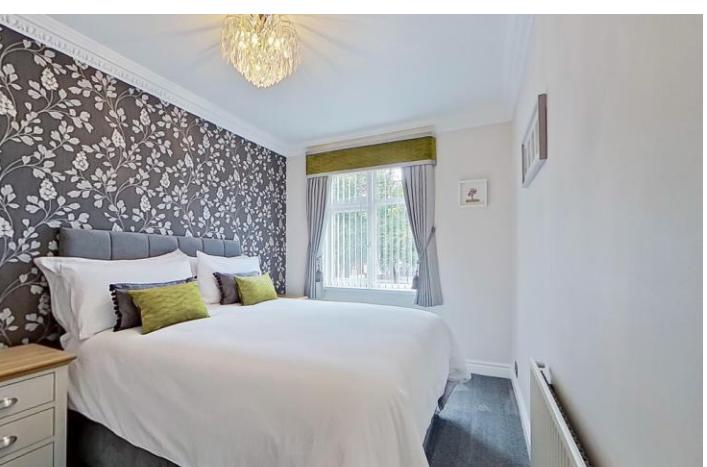
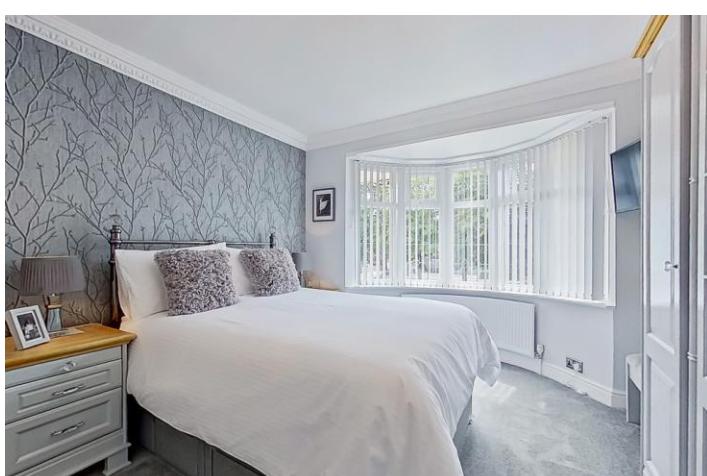
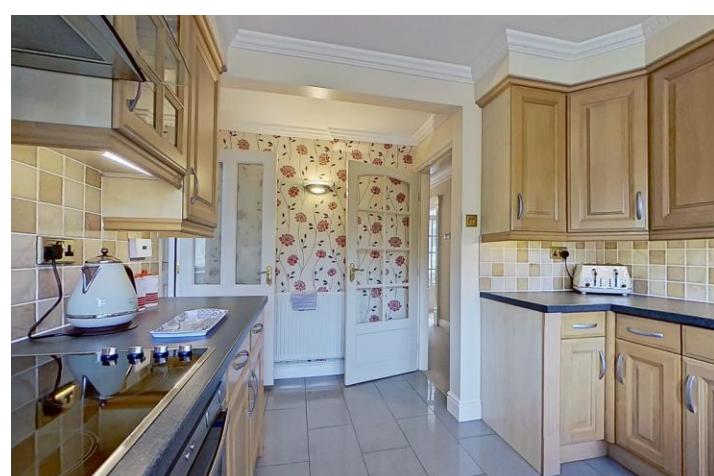
BEDROOM ONE 14' 8" into bay x 11' 4" (4.47m x 3.45m) This is a spacious room with bay window to front aspect and bespoke built in wardrobes including lighting above for that ambient feel, radiator and feature Coving.

BEDROOM TWO 12' 2" x 11' 3" (3.71m x 3.43m) With built in wardrobes to this room also, spot lights window to rear and radiator and feature coving.

BEDROOM THREE 14' x 8' 2" (4.27m x 2.49m) Another double room with a spacious feel benefitting window to front, radiator and feature coving.

BEDROOM FOUR 8' 1" x 6' 1" (2.46m x 1.85m) Currently being used as an office with useful units over head for storage, ceiling spots, window to front and radiator.

LUXURY BATHROOM 9' 11" x 8' 11" (3.02m x 2.72m) This is how you want to be spending your relaxing nights. With bath sunken into a tiled surround with space for your candles,



heated towel rail, separate quadrant shower cubicle with mixer shower, WC, wash basin with pedestal, feature spot lighting, tiled flooring and tiled walls with stone effect borders, feature radiator, window to rear and window to side.

USEFUL AIRING CUPBOARD On landing with radiator.

LANDSCAPED GARDENS Don't come much better this with its block paved seating area overlooking a raised lawn area bordered with dwarf wall incorporating lighting and well pruned trees and shrubs. Additional electric points to rear of garden!

GARAGE 19' x 7' 11" (5.79m x 2.41m) Comprising of up and over door, lighting and electric points and door leading into utility area with WC. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Solihull Metropolitan Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

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