

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



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Energy Efficiency Rating	
Current	Potential
55	80
England & Wales EU Directive 2002/91/EC WWW.EPC.UK.COM Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Castle Bromwich | 0121 241 1100



- END TERRACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS BATHROOM
- CENTRAL HEATING



The Green, Castle Bromwich, Birmingham, B36 9AR | Asking Price Of £300,000



Property Description

This end of terrace property is currently listed for sale and is in good condition, ready to be occupied by the new homeowners. The residence boasts three bedrooms, one of which is a spacious double bedroom with ample natural light. The second bedroom is also a spacious double with plenty of natural light and the third bedroom is a single room, ideal for a home office or a child's room.

Two reception rooms grace the residence, both featuring high ceilings. Reception room one is bathed in light from large windows, making it the perfect place for relaxation or entertaining. Reception room two provides a wonderful view of the garden and even offers access to it.

The property includes one well-maintained bathroom, fitted with a heated towel rail, ensuring comfort and convenience. The kitchen is a functional space with a utility room and plenty of natural light.

One of the unique features of this property is certainly the high ceilings, adding a sense of openness and grandeur to the space. Additionally, the convenience of parking and the attraction of a garden certainly add to the property's appeal.

Situated in a location with excellent public transport links, nearby schools, local amenities, and green spaces, this property is ideal for families and couples.

In conclusion, this end of terrace property offers a unique opportunity for families or couples to acquire a home that combines comfort, location, and distinctive features.

PORCH Providing access to the hallway.

HALLWAY 6' 11" x 5' 11" (2.133m x 1.8280.3m) Having stairs to the first floor landing and doors to the reception rooms.

DINING ROOM 14' 5" x 11' 10" (4.410m x 3.612m) Having a double glazed bay window to the front, radiator and an electric fire with surround.

LOUNGE 14' 9" x 14' 10" (4.497m x 4.539m) Having a radiator, electric fire and surround, storage under the stairs, door to the kitchen and double patio doors to the rear garden.

KITCHEN 11' 7" x 8' 11" (3.540m x 2.736m) Having wall, draw and base units, roll top work surfaces, sink and drainer with mixer tap, radiator, double glazed window to the rear, splash back tiling, integral gas hobs, integral oven and microwave, extractor fan, space for a washing machine, space for a fridge/freezer and door to the utility.

UTILITY ROOM 8' 11" x 2' 6" (2.737m x 0.786m) Having a door to the bathroom, door to the rear garden and central heating boiler.

BATHROOM 7' 9" x 6' 2" (2.383m x 1.882m) Having splash back tiling, low level WC, wash hand basin with storage drawers, two double glazed obscure windows to the rear, heated towel rail, bath and a shower with a shower screen.

FIRST FLOOR LANDING 0m x 0m) Having doors to all bedrooms and the WC, loft access and a double glazed obscure window to the side.

BEDROOM ONE 18' 4" x 10' 11" (5.598m x 3.348m) Having a radiator, feature fire place and a double glazed window to the front.

BEDROOM TWO 5' 11" x 9' 9" (1.828m x 2.975m) Having a double glazed window to the rear and a radiator.

BEDROOM THREE 8' 0" x 7' 4" (2.443m x 2.260m) Having a double glazed window to the rear and a radiator.

UPSTAIRS WC 4' 3" x 2' 5" (1.314m x 0.737m) Having a low level WC, hand wash basin and a double glazed obscure window to the side.

REAR GARDEN Being mainly laid to lawn, paved areas, fenced boundaries, gate for right of way for neighbouring property to share the side access to the front of the property.

FRONT OF THE PROPERTY Having a drive way for cars.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for EE, Three, O2 limited for Vodafone and data available likely for EE, Three, O2 limited for Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
 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.

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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