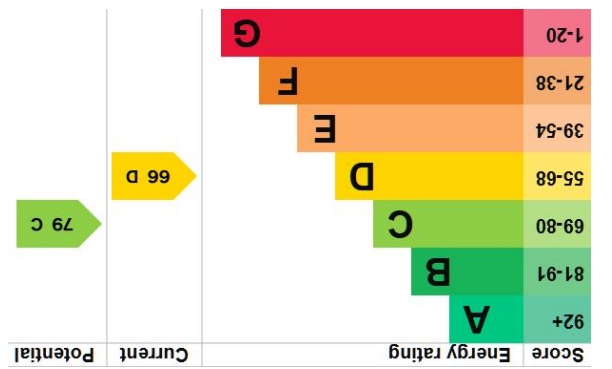


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.  
 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



- SOUGHT AFTER LOCATION
- FIVE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- FAMILY ROOM
- TWO RECEPTION ROOMS
- FAMILY BATHROOM



Bradford Road, Castle Bromwich, Birmingham, B36 9AA

Offers In Excess Of  
 £500,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Wonderful opportunity to acquire this fabulous five bedroom semi detached home situated in the ever popular location of Castle Bromwich, offering two reception rooms, spacious family room, kitchen with breakfast area, downstairs shower room, five bedrooms and family bathroom. Generous rear garden offering patio with pergola and spacious lawn area. Don't miss out call Green and Company to arrange your viewing.

Block paved driveway with access to garage and porch leading into:-

**HALL** Will stain glass door and windows, double door store cupboard, doors to lounge, reception room, kitchen and stairs to first floor.

**LOUNGE** 14' 9" x 11' 11" (4.5m x 3.63m) With real wood flooring, bay window to front, radiator, venetian blinds, feature fireplace, wood effect surround.

**RECEPTION ROOM** 13' 9" x 10' 11" (4.19m x 3.33m) Offering real wood flooring, two radiators, feature lights and opening to:-

**FAMILY ROOM** 27' 10" x 10' 9" (8.48m x 3.28m) Benefitting tiled flooring, French doors to garden, blinds, feature lights, two radiators and opening to:-

**KITCHEN** 18' 11" x 12' 11" (5.77m x 3.94m) Set over two areas with breakfast area and main kitchen, offering spotlights, tiled floor, space for range cooker, extractor fan, wood oak units, radiator, half tiled under units, door to side, window to side and door to utility area.

**SHOWER ROOM** With shower cubicle, WC, fully tiled wall, electric shower and window to side.

**FIRST FLOOR** With window to front and doors to bedrooms one, two, three, four and family bathroom with stairs to fifth room.

**BEDROOM ONE** 15' 2" x 11' 11" (4.62m x 3.63m) Offering bay to front, radiator and wardrobe space.

**BEDROOM TWO** 17' x 8' 8" (5.18m x 2.64m) Benefitting two windows to rear, laminate flooring, two radiators, wardrobe space.

**BEDROOM THREE** 12' 7" x 8' 3" (3.84m x 2.51m) Entering through hall way into room with laminate flooring, radiator and window to front.

**BEDROOM FOUR** 14' 4" x 7' 10" (4.37m x 2.39m) With window to rear, radiator and understairs space.

Stairs to fifth room.

**BEDROOM FIVE** 13' 8" x 7' 6" (4.17m x 2.29m) With window to rear, radiator and wardrobe space over stairs.

**GARAGE** (Unmeasured) With double doors to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



**GARDEN** Is a generous area offering relaxing living on the patio area and purpose built pergola overlooking the expansive lawn area bordered with a selection of trees.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 16M bps. Highest available upload speed 1M bps.  
 Broadband Type = Superfast Highest available download speed 80M bps. Highest available upload speed 20M bps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
 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.

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

WANT TO SELL YOUR OWN PROPERTY?  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

