

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

Total area: approx. 91.3 sq. metres (982.8 sq. feet)  
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 Plan produced using PlanItP

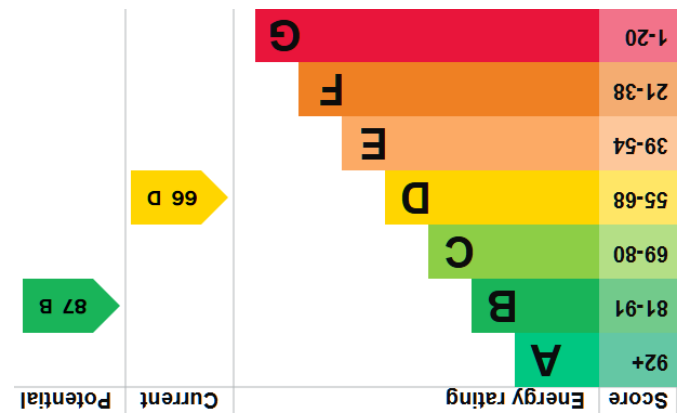


First Floor  
 Approx. 39.5 sq. metres (424.9 sq. feet)



Ground Floor  
 Approx. 51.8 sq. metres (557.9 sq. feet)

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



- THREE BEDROOM SEMI DETACHED
- SOUGHT AFTER LOCATION
- GARAGE
- PRIVATE REAR GARDEN
- LOUNGE
- DINING ROOM



Wasperton Close, Castle Bromwich,  
 Birmingham, B36 9DZ

Offers In Region Of  
 £290,000





## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Don't miss out on the wonderful three bedroom semi detached property situated in the ever popular sought after location in Castle Bromwich. Set up from the road with driveway and lawn area bordered with trees and shrubs, hallway leads to lounge, dining, kitchen, three bedrooms, bathroom and garage occupies the property followed by private rear garden. Ideal located within 0.5 mile of the historic Castle Bromwich gardens and 0.9 mile from local shops and amenities, Park Hall Academy is within 1.3 mile. Do not miss out please call Green and Company now to arrange your viewing.

Driveway with lawn set back from road, with access to garage and front door.

HALL Benefitting from laminate flooring, radiator, stairs to first floor, under stairs cupboard, doors to lounge and kitchen.

LOUNGE 12' 11" x 10' 9" (3.94m x 3.28m) With bay window to front, blinds, gas fire with surround, radiator and opening to:-

DINING ROOM 10' 10" x 9' 4" (3.3m x 2.84m) Having French doors to rear, radiator and door to:-

KITCHEN 10' 9" x 7' 5" (3.28m x 2.26m) Benefitting from tiled floor, integrated oven, gas hob, extractor, metro brick style modern tiles, window to side, blinds, door to rear, plumbing for washing machine and selection of wall and base units.

FIRST FLOOR Having landing with window to side, blinds and doors to bedrooms and bathroom.

BEDROOM ONE 13' 1" x 10' 3" (3.99m x 3.12m) Benefitting from window to front, blinds, radiator and store cupboard.

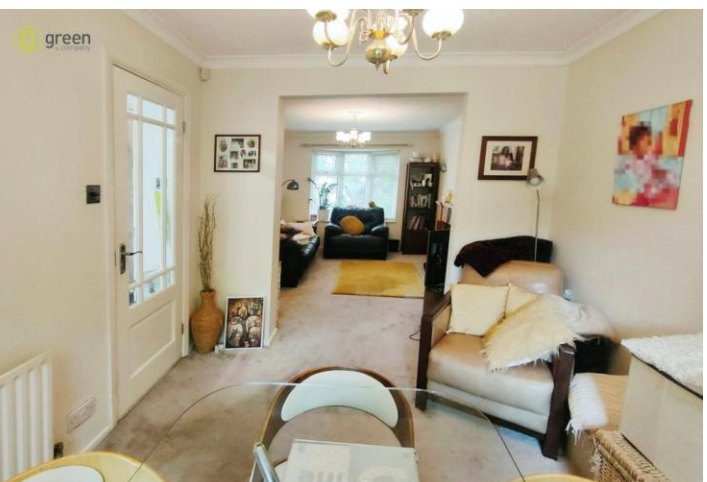
BEDROOM TWO 10' 7" x 9' 2" (3.23m x 2.79m) Benefitting from fitted wardrobe, window to rear, blinds and radiator.

BEDROOM THREE 9' 4" x 6' 6" (2.84m x 1.98m) Having window to front, blinds, radiator and airing cupboard.

BATHROOM Offering heated towel rail, tiled wall, tiled floor, bath, sink, WC, electric shower, screen and blinds.

GARAGE 16' 8" x 8' 3" (5.08m x 2.51m) Benefits from pedestrian door to rear, up and over garage door and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN With raised lawn, patio area, sleeper borders, raised rockery and trees making for a private haven.



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, limited for Three, O2, Vodafone and data available likely for EE, limited for Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 38 Mbps. Highest available upload speed 7Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.  
 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.

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.

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