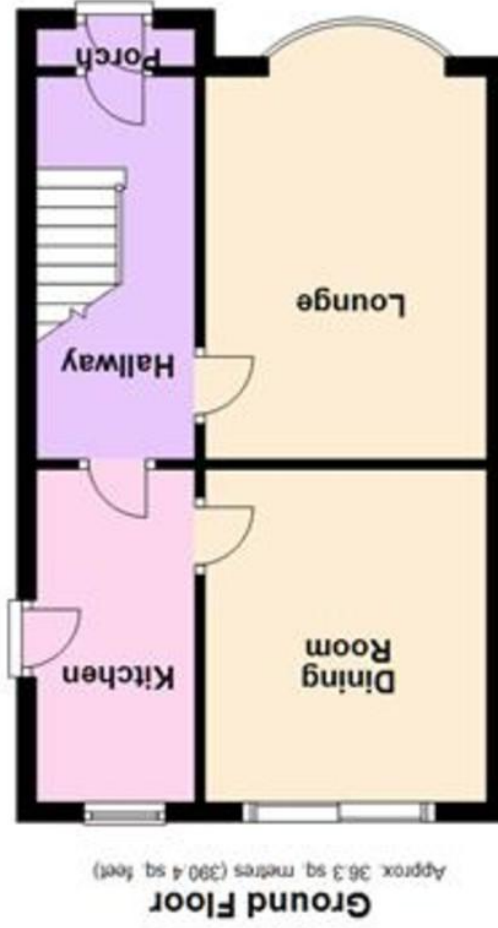
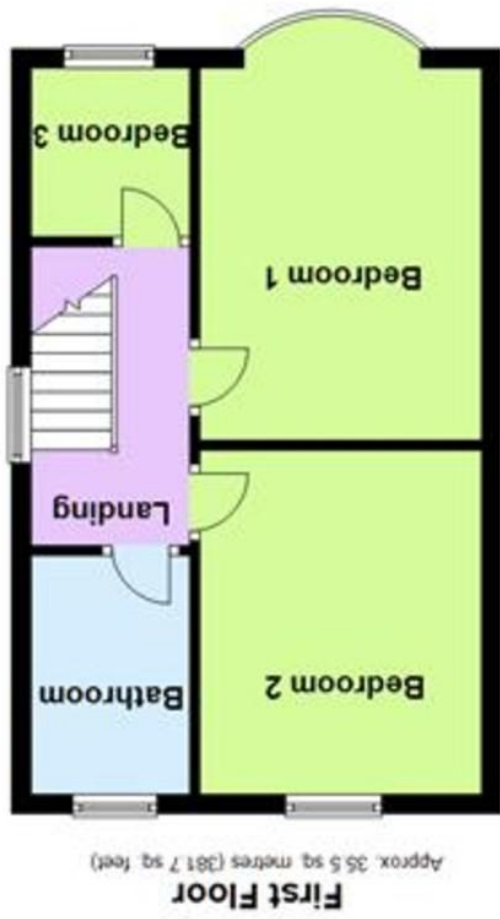


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 71.7 sq. metres (772.1 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Floorplan



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



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM

Selworthy Road, Castle Bromwich,  
 Birmingham, B36 0HP

Asking Price Of £250,000




**G green & company**  
Scan the QR code to search for off market properties

## Property Description

For sale is this charming, semi-detached property, presented in good condition and ideally situated with easy access to public transport links, local amenities, and schools. The property is nestled in a quiet location, making it an ideal purchase for families and couples seeking a peaceful and convenient lifestyle.

The property boasts a generous living space with two reception rooms. The first reception room is highlighted by a cosy fireplace, adding a touch of warmth and comfort to the room. The second reception room offers a serene garden view and direct access to the garden, perfect for indoor-outdoor living and entertaining.

The functional kitchen benefits from plenty of natural light.

Upstairs, there are three bedrooms. The first and second bedrooms are doubles, with the first offering built-in wardrobes for added convenience. Both rooms are bathed in natural light, creating a welcoming and relaxing atmosphere. The third bedroom is a single, also benefiting from ample natural light.

The property also possesses a unique feature in the form of a lovely garden - a perfect setting for outdoor relaxation and family fun.

In summary, this property offers a delightful blend of comfort, practicality and location. Its well-proportioned rooms, pleasant garden and proximity to local amenities make it a standout choice for families and couples alike.

**PORCH** Leading to the hallway

**HALLWAY** 9' 10" x 5' 3" (3.017m x 1.620m) Having a radiator, stairs to the first floor landing, storage cupboard under the stairs and doors to the lounge and kitchen.

**LOUNGE** 13' 7" x 9' 8" (4.159m x 2.965m) Having a radiator, fire and surround and a double glazed bay window to the front.

**DINING ROOM** 12' 1" x 9' 6" (3.708m x 2.897m) Having a radiator and patio doors to the rear garden.

**KITCHEN** 11' 4" x 5' 10" (3.461m x 1.800m) Having wall, draw and base units, roll top work surfaces, splash back tiling, space for a free standing cooker, space for an under counter washing machine, sink and mixer tap, space for a free standing fridge/freezer, a double glazed window to the rear and door to the rear garden,

**LANDING** 7' 0" x 5' 4" (2.138m x 1.638m) Having a double glazed obscure window to the side, doors to all bedrooms and the bathroom and a loft hatch for loft access.

**BEDROOM ONE** 13' 10" x 9' 1" (4.221m x 2.791m) Having a fitted wardrobes, radiator and a double glazed bay window to the front.

**BEDROOM TWO** 13' 10" x 9' 1" (4.221m x 2.791m) Having a radiator and a double glazed window to the rear.

**BEDROOM THREE** 5' 4" x 6' 10" (1.639m x 2.091m) Having a radiator and a double glazed window to the front.

**BATHROOM** 8' 1" x 5' 4" (2.474m x 1.640m) Having a radiator, low level WC, wash hand basin, bath with a shower over, double glazed obscure window to the rear and

an airing cupboard housing the central heating boiler.

**REAR GARDEN** Being mainly laid to lawn with fenced boundaries and shrub borders.

**FRONT OF THE PROPERTY** Having off road parking 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, Vodafone and data available likely for EE, Three, limited for O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 67Mbps. Highest available upload speed 20Mbps.  
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

\*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 Conveyer.