



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

DO NOT MISS OUT ON THIS FABULOUS HOME!... Situated in one of the most sought after areas of Castle Bromwich, this well presented three bedroom semi detached offers ideal family living and you will see how loved the home is. Offering three double bedrooms with fitted wardrobes, two reception rooms, kitchen diner and integral garage with newly fitted composite roller door. Call Green and Company now to arrange your viewing. This is one not to be missed. The property is being offered with NO UPWARD CHAIN.

The property is accessed via a dropped kerb and leading to :-

DRIVEWAY A block paved driveway providing off road parking for multiple vehicles and leading to.

ENTRANCE HALL Staircase leading to the first floor landing, radiator, tiled flooring, a door leading to the ground floor accommodation:-

LOUNGE 15' 2" into window x 10' (4.62m x 3.05m) Double glazed box window to the front and radiator, electric feature fire with stone/marble inset and hearth, wood effect laminate flooring, blinds, feature lighting and wall lights.

REAR RECEPTION ROOM 14' 3" x 10' (4.34m x 3.05m) Having cast iron fire surround with decorative electric fire, patio doors to rear, chandelier style lighting and wall lights, radiator archway to the side leading into the kitchen.

KITCHEN/BREAKFAST ROOM 13' 4" x 10' 6" max (4.06m x 3.2m) A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include a gas hob with electric oven underneath and extractor canopy over, part tiling to the walls and tiled flooring, radiator, understairs storage cupboard. A door to the front leading into the garage, window and door to the rear allowing access to the garden, washing machine, fridge and new boiler fitted 12 months ago.

FIRST FLOOR

LANDING Ceiling loft hatch, storage cupboard, doors giving access to first floor accommodation:-

BEDROOM ONE 19' 1" tp wardrobe x 10' 2" max (5.82m x 3.1m) Having two windows to the front and radiator, fitted wardrobes and dressing table.

BEDROOM TWO 16' 11" x 6' 11" (5.16m x 2.11m) Window to the rear and radiator and fitted wardrobe.

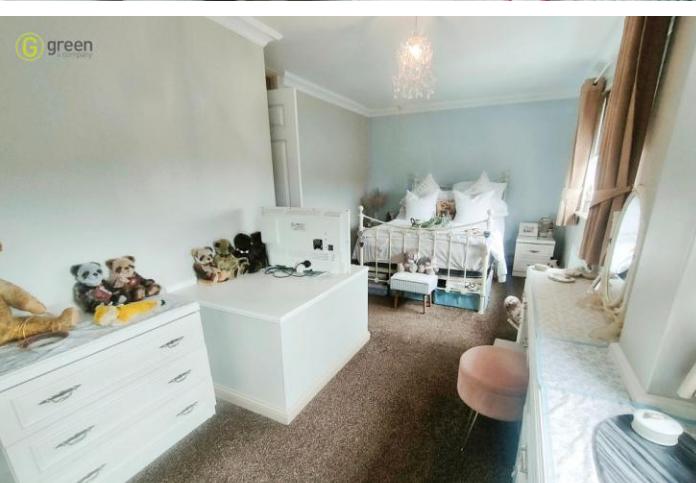
BEDROOM THREE 16' 11" x 6' 6" (5.16m x 1.98m) With window to the rear and radiator and fitted wardrobe.

FAMILY BATHROOM Suite comprises of a corner bath unit with an electric shower over, wash basin and low flush WC, radiator, part tiling to the walls, window to the rear and vinyl wood effect flooring.

GARAGE 17' 11" x 7' 8" (5.46m x 2.34m) With recently fitted composite roller door, lighting and larder freezer. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Well tended rear garden is mainly laid to lawn with paved patio area and border shrubbery also with storage shed.

Council Tax Band C Solihull Metropolitan Borough Council



Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Three, O2, Vodafone limited for EE and data likely available for Three, O2, limited for EE, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 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.

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 Conveyancer.