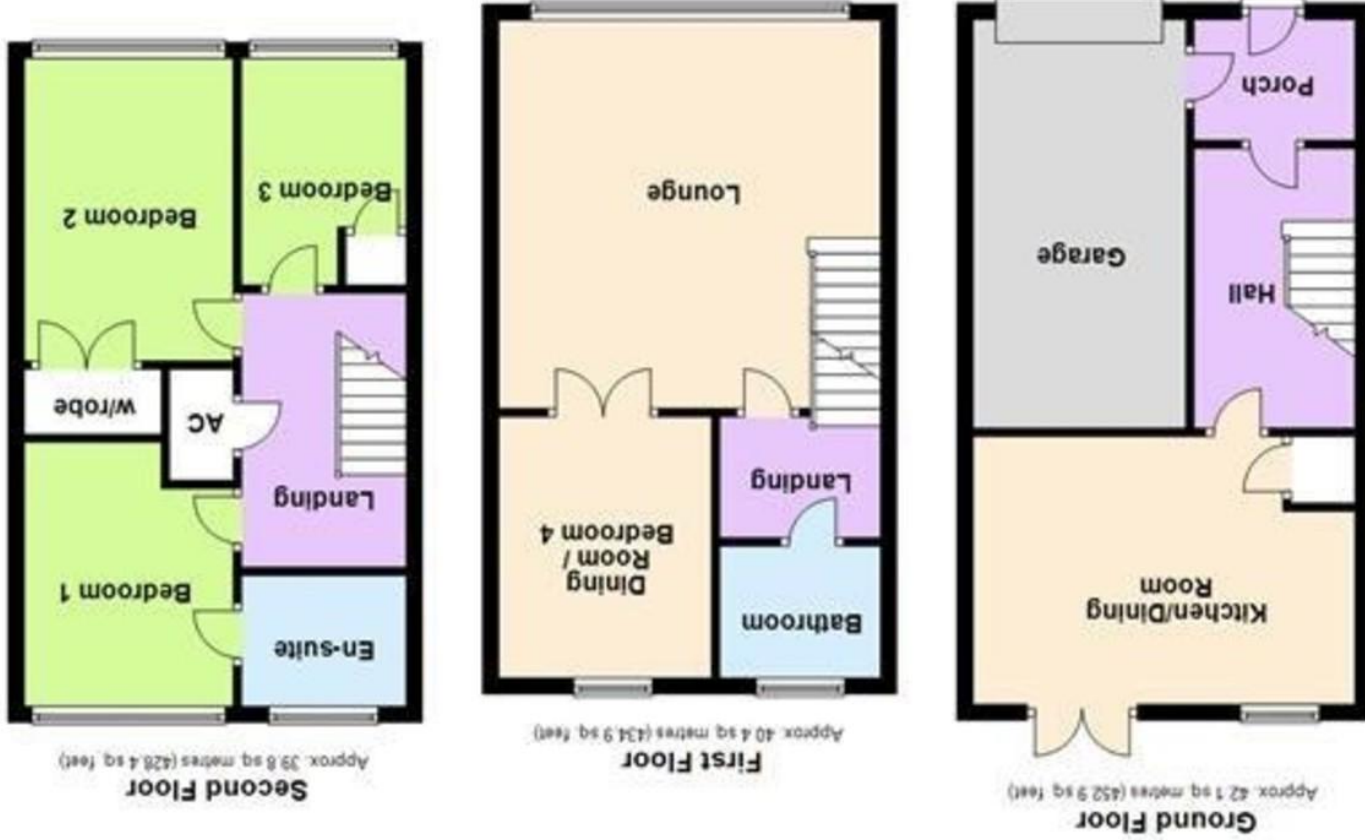


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 122.3 sq. metres (1316.1 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Planit



**LEGAL READY**

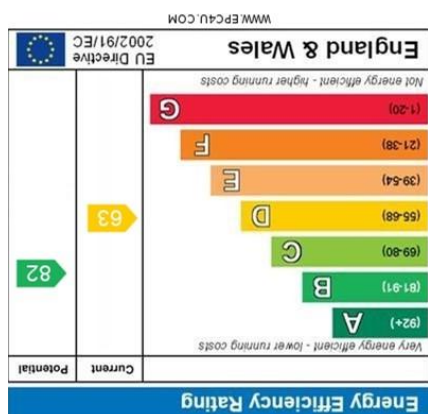
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

You feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- SPACIOUS THREE STOREY HOME
- GARAGE
- TWO RECEPTION ROOMS
- ENSUITE OFF BEDROOM ONE
- SPACIOUS LOUNGE
- KITCHEN DINER

Westeria Close, Castle Bromwich, Birmingham, B36 9DT

£290,000





## Property Description

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

What a fabulous three storey town house situated in one of the most sought after locations in Castle Bromwich. This home offers an abundance of space with three bedrooms, two reception rooms, ensuite off bedroom one, spacious lounge, kitchen diner, garage and well presented and maintained rear garden. Located off Old Chester Road and within 0.5 mile from shops, amenities and transport links, you do not want to miss out on this wonderful home. Call Green and Company to arrange your viewing

Driveway and lawn to fore and access to property through porchway with spotlights, tiled floor and door into garage.

HALL Offers radiator, stairs to first floor and door to kitchen.

KITCHEN 15' 11" x 8' (4.85m x 2.44m) With laminate flooring, wood units, electric hob, oven, plumbing for washing machine, pantry cupboard, window to rear, sink, french doors to rear.

FIRST FLOOR Landing with radiator, doors to lounge and bathroom.

LOUNGE 16' 3" x 16' max 12' 7" min (4.95m x 4.88m max 3.84m min) With generous window to front offering an abundance of natural light, radiator, wall lights, stairs to second floor, french doors to dining.

DINING ROOM 10' 10" x 8' 10" (3.3m x 2.69m) Currently being used as a bedroom with radiator and window to rear.

BATHROOM Is recently refitted with modern style bathroom suite, L shaped bath, WC, vanity unit and sink, window to rear, radiator, tiling around bath, mixer shower and shower screen.

SECOND FLOOR With doors to bedrooms one, two, three and airing cupboard, radiator.

BEDROOM ONE 11' to wardrobe x 9' 4" to wardrobe recess (3.35m x 2.84m) Having fitted wardrobes, window to rear, radiator and door to:-

ENSUITE With radiator, tiled floor, quadrant shower cubicle, electric shower, window to rear, WC and sink.

BEDROOM TWO 12' 7" x 9' (3.84m x 2.74m) With window to front, built in wardrobe, fitted wardrobe and radiator.

BEDROOM THREE 9' 5" x 6' 10" (2.87m x 2.08m) Situated at front of home with window, radiator and built in single cupboard.

GARAGE 17' x 8' (5.18m x 2.44m) With up and over door, lighting and boiler. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Is wonderful with an array of plants, trees and shrubbery and sweeps around to the side of the home offering space and aesthetic pleasure.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 22 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. 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.

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

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