

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.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 87 B
 Potential: 90 B

Castle Bromwich | 0121 241 1100



- CAN BE RECONFIGURED BACK TO FOUR BEDROOMS
- CUL-DE-SAC LOCATION
- UNIQUE STRETCH CEILINGS
- SOUTH EAST FACING GARDEN
- SMART HOME FEATURES
- THREE RECEPTION ROOMS



Milesbush Avenue, Castle Bromwich, Birmingham, B36 9UA

Offers Over £475,000

Property Description

Are you looking for an energy efficient spacious detached home with an abundance of smart features including owl intuition heating thermostat, programmable underfloor heating to bathroom, CCTV burglar alarm with four cameras. Solar panels grace the property returning an impressive energy rating B, unique stretch ceilings adorn the conservatory, kitchen, dining room, lounge, bathroom and master bedroom with built in LED spotlights adding to the luxury feel as well as energy saving. Three reception rooms, modern refitted kitchen and conservatory, WC, utility complete the downstairs. Three double bedrooms to first floor (Master being converted from two rooms) bedroom two with walk in wardrobe. Well maintained landscaped south east facing garden with relaxing garden bar. This is one home you really don't want to miss out on. Call Green and Company to arrange your viewing.

Driveway is crete print and of ample size suitable for multiple vehicles.

HALL With laminate wood effect flooring, radiator, stairs to first floor with glass, door to WC, door to lounge and kitchen.

LOUNGE 17' 6" into window x 10' 4" (5.33m x 3.15m) With box window to front, blinds, tiled feature chimney breast, laminate flooring, electric feature fire, spotlights, modified feature ceiling using stretch ceiling in gloss and matte with contrasting LED lighting, open to:-

DINING ROOM 1' 9" x 10' x 8' 8" (3m x 2.64m) Having laminate wood effect flooring, stretch gloss ceiling, spotlights, radiator, tiled feature wall, patio doors.

KITCHEN 9' 7" x 7' 10" (2.92m x 2.39m) Modern renovated kitchen with matte stretch ceiling, spotlights, selection of wall and base units including pull out spice cupboard, corner carousel cupboard, integrated dishwasher, two tempered smoked glass cupboards, gas hob with stainless splash back, tiled splashback, double oven, pantry cupboard, laminate flooring, open to:-

DINING ROOM 2' 9" 8" x 7' 4" (2.95m x 2.24m) With french doors to rear, laminate flooring, radiator, door to utility.

CONSERVATORY 8' 10" x 7' 5" (2.69m x 2.26m) With new roof, gloss stretch ceiling with spotlights, laminate flooring, blinds, door onto garden.

UTILITY ROOM 7' 7" x 3' 11" (2.31m x 1.19m) With laminate flooring, sink, worktop, space for washing machine, selection of wall and base units.

WC Off fall with tiled floor, half tiled walls with mosaic, vanity sink, WC and window to front.

FIRST FLOOR With glass feature staircase and doors to two airing cupboards, bedrooms and bathroom.

BEDROOM ONE 17' 1" max 10' 10" minx 10' 5" max 7' 2" min (5.21m max 3.3m minx 3.18m max 2.18m) this was previously Two rooms (Single Bedroom Four) reconfigured into One Master room with Two Built in Wardrobes, Freestanding Wardrobe, Two Windows to Front with Secondary Glazing for Sound and heat insulation, Laminate Flooring, Stretch Ceiling with Spotlights, Two Radiators and Double doors to:-

ENSUITE With spotlights, shower cubicle tiled with mixer shower, vanity sink.

BEDROOM TWO 18' 2" x 7' 3" (5.54m x 2.21m) Benefitting from laminate flooring, window to front and side, blinds, radiator and door to:-

WALK IN WARDROBE 7' 3" x 6' (2.21m x 1.83m) With fitted shelving and window to rear, laminate flooring and radiator.

BEDROOM THREE 9' 11" x 9' 9" (3.02m x 2.97m) Benefitting from laminate flooring, window to rear, blinds and radiator.

BATHROOM Benefitting P shaped bath, tiled flooring, tiled walls, WC, sink, window to rear, blinds,

heated towel rail, mixer shower over bath, spotlighting and stretch ceiling.

GARAGE 12' 5" x 7' 9" (3.78m x 2.36m) Slightly shortened to allow the utility however offers ample storage space with up and over door, light fitting, inverter for solar panels, electric fuse board and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is a well landscaped relaxing space with creteprint patio area and pathway leading to rear of garden to garden bar, shed and well maintained lawn area.

Council Tax Band E Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. 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.

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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