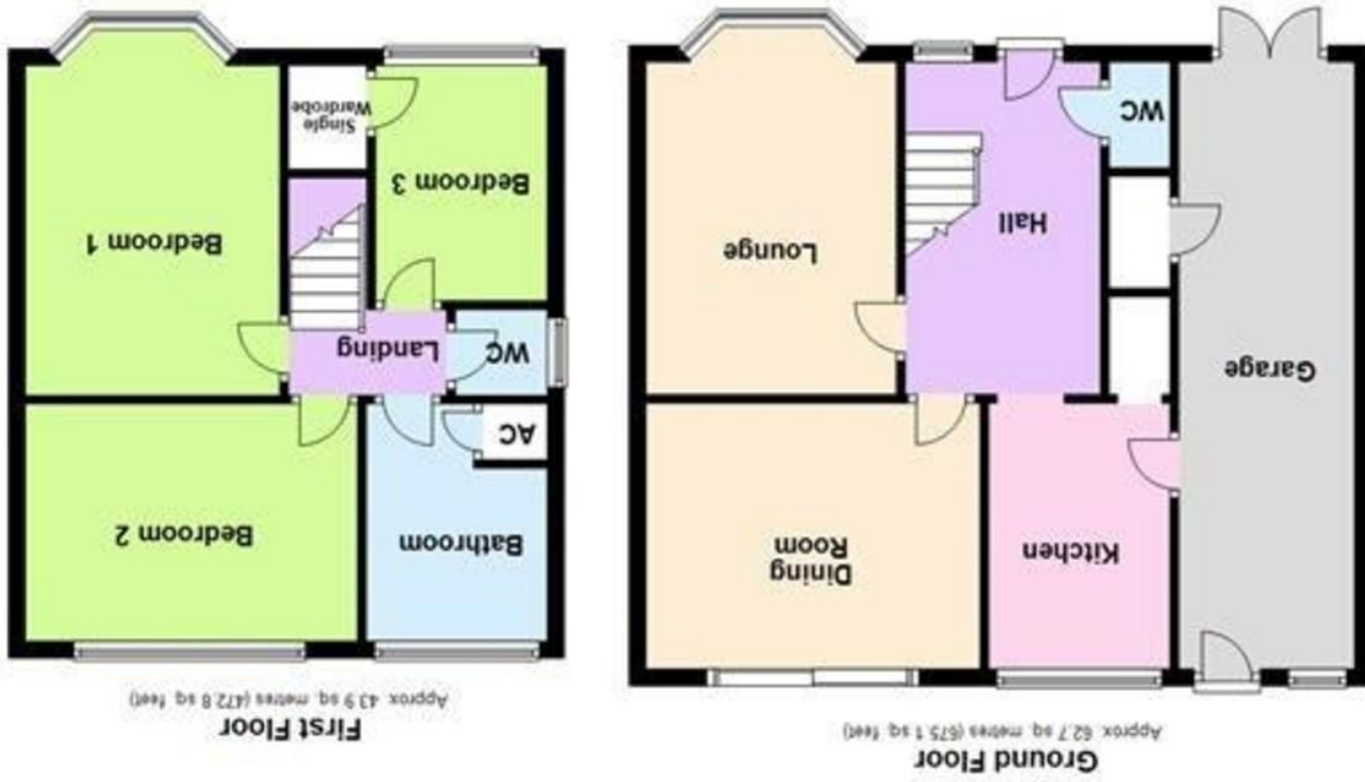
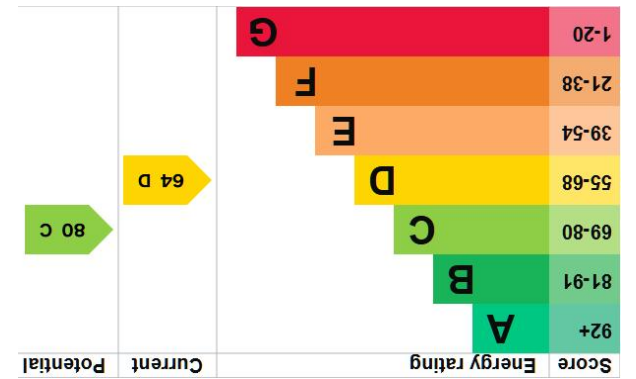


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 106.6 sq. metres (1147.9 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanIt.



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
- TWO RECEPTION AREAS
- KITCHEN WITH PANTRY
- EXPANSIVE REAR GARDEN
- SINGLE CUPBOARD WARDROBES TO BEDROOM THREE

Farnworth Grove, Castle Bromwich,
 Birmingham, B36 9JA

£325,000



Property Description

What a fantastic three bedroom semi detached home in one of the most sought after locations in Castle Bromwich. This property offers great potential with its expansive outside garden space – Two Reception rooms occupy this home along with kitchen, downstairs WC, three bedrooms to first floor with bedroom three having single cupboard wardrobe, spacious bathroom. Rear garden has fantastic space and also benefits from patio area and established trees. Not to forget the tandem garage. This is one home not to miss out on! Local amenities within 0.1 mile and school catchments along with transport networks to Birmingham, Resorts World and motorways. DO NOT MISS OUT Call Green and Company to arrange your viewing.

Approached via driveway and front lawn, door into:-

HALL Is of a spacious nature with, under stairs space, door to WC including store, door to kitchen, lounge and dining room.

WC WC and laminate flooring.

KITCHEN 10' 4" x 7' 2" (3.15m x 2.18m) Grey style units with complimentary marble effect worktop, splashback brick style tiling, laminate flooring, window to rear, space for cooker, radiator, pantry and door to garage.

DINING ROOM 13' 2" x 10' 6" (4.01m x 3.2m) With patio door, blinds, laminate flooring, radiators.

LOUNGE 14' 3" x 10' 1" (4.34m x 3.07m) Bay window to front, blinds, laminate flooring and radiator.

FIRST FLOOR LANDING With doors to bedrooms, bathroom, WC and loft access.

BEDROOM ONE 14' 3" x 10' 2" (4.34m x 3.1m) With bay window to front, radiator, blinds.

BEDROOM TWO 13' 2" x 9' 1" (4.01m x 2.77m) With window to rear, radiator, blinds.

BEDROOM THREE 9' 6" x 6' 11" (2.9m x 2.11m) With fitted wardrobe over stairs, radiator and window to front with blinds.

BATHROOM Is of a spacious nature with bath with electric shower unit, wash basin, radiator, airing cupboard and window to rear and tiled floor.

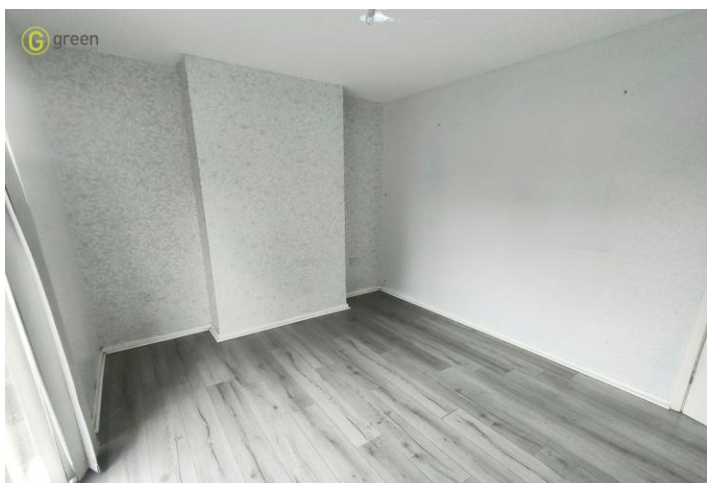
WC Is separate with WC and window to side

GARAGE 24' 1" x 7' (7.34m x 2.13m) Double doors to front, window and door to garden, coal store. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is fantastic in size with patio area, lawn area, side space, established trees and shrubbery. The potential here is endless!

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, limited for Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 74Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 220Mbps.
 Networks in your area - 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

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

