





## Property Description

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

What a fantastic opportunity to acquire this newly renovated three bedroom end terrace property. Comprising of generous tarmac driveway, new kitchen, new bathroom, downstairs WC, luxury vinyl flooring, spacious lounge. Ideal for first time buyers or downsizers this really is a turnkey property also complete with ample storage space. Situated within the desirable location of Castle Bromwich within 0.6 mile to Castle Hall Gardens, shops and amenities within 1.2 mile also in reach of motorway and transport network. DO NOT MISS OUT ON THIS WONDERFULLY PRESENTED HOME, call Green and Company to arrange your viewing.

Approached on the desirable Kingsleigh Drive to ample driveway for multiple vehicles to front door which offers inner hallway with shelving into:-

HALL Has the wow factor with luxury vinyl flooring with under stairs space and doors to lounge, kitchen, store cupboard, wc and door to rear and radiator.

LOUNGE 15' 2" x 11' 2" (4.62m x 3.4m) Being recently renovated with new carpets comprising radiator and window to front, blinds and spot lighting.

KITCHEN 12' x 10' 5" (3.66m x 3.18m) Again another renovated room with new kitchen fitted with contrasting worktops, breakfast bar, integrated double oven, induction hob, new units, vinyl wood effect flooring, radiator, spots to ceiling, integrated fridge/freezer, integrated dishwasher, boiler and window to rear.

WC Comprising vinyl wood effect flooring, vanity unit, wash basin, spotlights.

STORE ROOM With plumbing for washing machine.

LANDING With doors to bedrooms one, two, three and bathroom.

BEDROOM ONE 14' x 9' 9" (4.27m x 2.97m) With blind, windows to front and radiator.

BEDROOM TWO 12' 1" x 9' 4" (3.68m x 2.84m) With blinds, window to rear and radiator.

BEDROOM THREE 10' 1" x 7' 6" (3.07m x 2.29m) With blinds, window to front, radiator and wardrobes.

BATHROOM Once again refitted and new bathroom suite with mixer shower, shower cubicle, bath, vanity unit with sink, wc heated towel rail, tiling around bath, wood effect vinyl flooring and window to rear.

GARDEN Paved patio area, lawn, decked seating area and store room.

Council Tax Band C - Solihull

Predicted mobile phone coverage and broadband services at the property:-

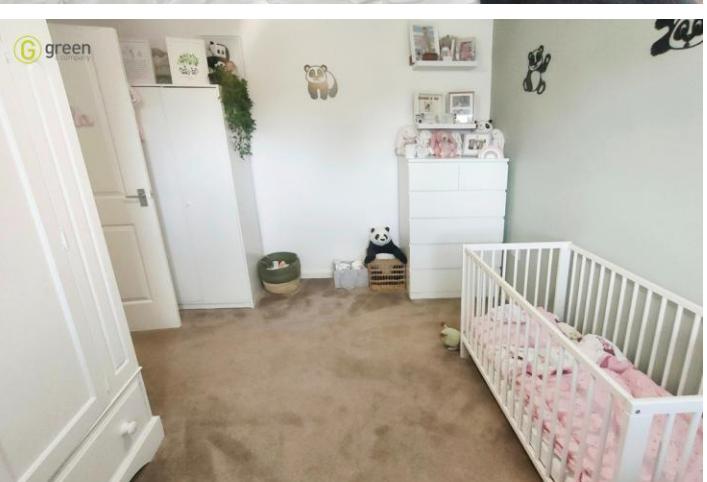
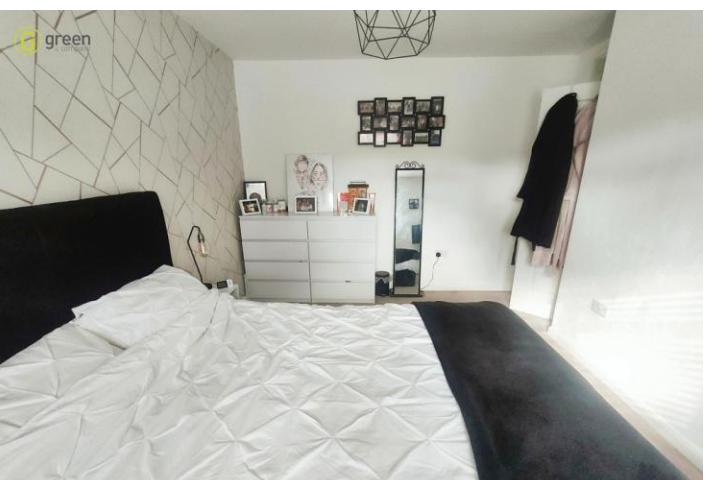
Mobile coverage - limited voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.



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