

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

Total area: approx. 107.6 sq. metres (1158.6 sq. feet)
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 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.
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Castle Bromwich | 0121 241 1100



- THREE DOUBLE BEDROOMS
- REFITTED SHOWER ROOM
- EXTENDED KITCHEN
- TWO RECEPTION ROOMS
- GARAGE
- OPEN ASPECT TO REAR

Windleaves Road, Castle Bromwich,
 Birmingham, B36 0BS

Offers In Region Of
 £325,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

This charming semi-detached property in good condition is now available for sale in a sought-after location. Ideal for families and couples, this home boasts two reception rooms, perfect for entertaining guests or relaxing with loved ones.

The property features three bedrooms, each offering an abundance of natural light. The master bedroom, along with the two double bedrooms, provide comfortable living spaces, with the third bedroom also benefiting from built-in wardrobes. The newly refurbished shower room includes a walk-in shower tray, adding a touch of luxury to your daily routine.

One of the reception rooms offers a delightful garden view and access to the well-maintained garden, providing a tranquil outdoor space to unwind. The property also includes a garage and parking facilities, ensuring convenience for residents.

Situated in a vibrant community with excellent public transport links, nearby schools, and local amenities, this home offers both comfort and convenience. With its beautiful view over open aspect to the rear and desirable features, this property presents a wonderful opportunity for those seeking a new place to call home. Call Green and company to arrange your viewing.

Spacious driveway finished with tarmac and bordered with block paving is suitable for multiple vehicles, entering into:-

PORCH With door into:-

HALL With radiator, laminate flooring, stairs to first floor, understairs cupboard and doors to kitchen and dining room.

LOUNGE 13' 10" x 11' 2" (4.22m x 3.4m) With bay window to front, gas fire, wall lights, radiator and French doors into:-

DINING ROOM 13' 2" x 11' 2" (4.01m x 3.4m) With laminate flooring, radiator and doors to garden.

KITCHEN 13' 4" x 8' 3" (4.06m x 2.51m) leading to 4' 9" x 3' 3" (1.45m x 0.99m) space. With tiled floor, wood effect worktop, window to rear, door to rear, tiled splashbacks, radiator, gas cooker, space for washing machine, understairs pantry.

FIRST FLOOR With window on landing and doors to bedrooms and shower room.

BEDROOM ONE 14' 5" x 10' 11" (4.39m x 3.33m) With bay window to front, radiator and wardrobe.

BEDROOM TWO 14' 6" x 10' 11" (4.42m x 3.33m) Spacious room with window

to rear and radiator.

BEDROOM THREE 10' 11" x 7' 5" (3.33m x 2.26m) leading to 4' 9" x 4' 7" (1.45m x 1.4m) With window to front, wardrobe space and radiator.

SHOWER ROOM Recently refitted with walk in tray and mixer shower, stone effect tiling, blind with window to rear and side and porcelain stone effect flooring.

GARDEN Is a secluded area with paved patio, lawn leading to raised borders to rear, shed, open aspect to the rear of the property.

Council Tax Band D Solihull Metropolitan Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available 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 67Mbps. Highest available upload speed 20Mbps.

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

Networks in your area - Virgin Media, Openreach

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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