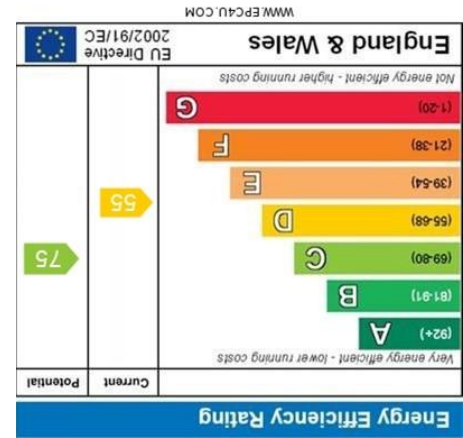


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- PERIOD PROPERTY
- SOUGHT AFTER LOCATION
- VIEWS OF THE GREEN
- COURTYARD
- GARDEN WITH MAN CAVE
- EN SUITE TO BEDROOM ONE

The Green, Castle Bromwich, Birmingham, B36 9AR

Offers In Region Of
 £400,000



Property Description

Located in a sought-after area, with views directly over The Green this beautifully presented end of terrace property is now available for sale. The neutrally decorated house boasts two reception rooms, ideal for entertaining guests or creating separate living spaces. The open-plan first reception room features large windows, a charming fireplace, and high ceilings, with direct access to the quaint courtyard, offering a seamless indoor-outdoor living experience. The second reception room benefits from a garden view, creating a tranquil atmosphere.

The property comprises three double bedrooms, each with its unique features. Bedroom one includes an en-suite bathroom and built-in wardrobes, providing ample storage space. Bedroom two boasts built-in wardrobes and plenty of natural light, while bedroom three has been newly refurbished and also enjoys an abundance of natural light.

The house further offers a large bathroom with a separate shower cubicle, a spacious kitchen with Belfast sink and dining space also offering doors leading to the garden, making it perfect for families or couples looking for a comfortable and welcoming home. Additionally, the property features a garden with additional room at rear of garden suitable for home office / gym or even a snooker room, adding to the overall appeal of this charming residence. Don't miss the opportunity to make this property your new home!

Entering this wonderful period building via the porchway directly into lounge:-

LOUNGE 29' 4" x 18' max 8' 6" min (8.94m x 5.49m) Spacious living with bay window overlooking the green, patio door accessing a quaint courtyard, brick feature fireplace with spotlights, understairs storage, laminate flooring, radiator, doors to kitchen and accessing stairway.

KITCHEN 27' 3" x 8' 11" (8.31m x 2.72m) Benefitting from a spacious area with Belfast sink, vinyl wood effect flooring, country effect units, freezer, washing machine, electric cooker, panelled walls, tiled splashback, radiator, French doors to garden and window to side, door to snug.

SNUG 13' 7" x 7' 10" (4.14m x 2.39m) Benefitting laminate flooring, spotlights, radiator, window overlooking the courtyard and window overlooking the rear garden.

FIRST FLOOR LANDING Generous size with side window, doors to bedroom one, two, three, bathroom and store cupboard.

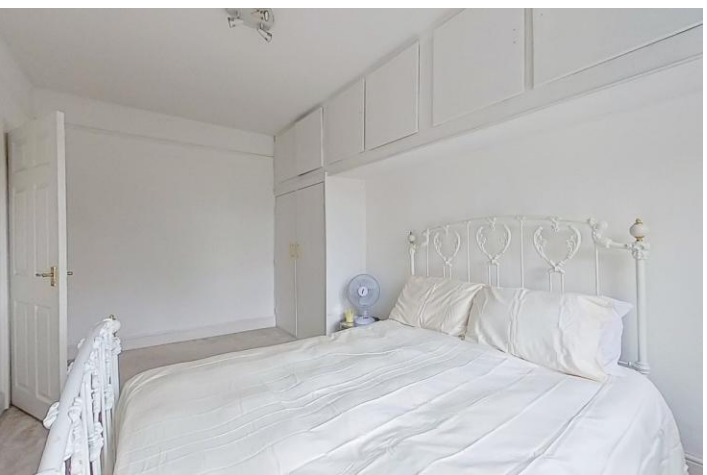
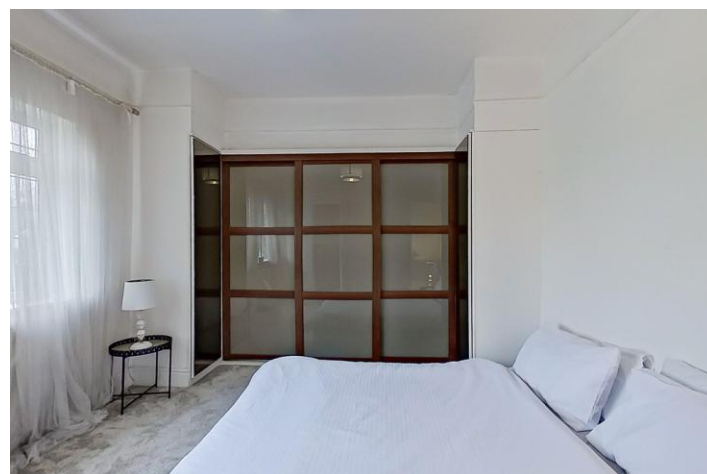
BEDROOM ONE 13' 4" to wardrobes x 10' 10" (4.06m x 3.3m) With window to front, overlooking the Green, radiator, built-in wardrobe.

EN SUITE Tiled floor, spotlights, w.c, heated towel rail, sink, mirror.

BEDROOM TWO 14' 9" x 9' 3" (4.5m x 2.82m) Double bedroom with window to rear, built-in wardrobe, three way spotlights, radiator.

BEDROOM THREE 17' 1" x 9' (5.21m x 2.74m) Recently renovated and once again another double bedroom, radiator, three way spotlight and window to rear.

BATHROOM 17' 1" x 9' (5.21m x 2.74m) Generous room with bath, separate shower cubicle, electric shower, spotlights, window to side, radiator, vinyl flooring, w.c and sink.



STORAGE CUPBOARD 5' 9" (1.75m)

REAR GARDEN is in keeping with the home with its extensive space and offers decked area for those nights or days of relaxing and enjoying the outdoors, lawn area and pagoda leading down to Summer House.

SUMMER HOUSE 17' 4" x 16' 2" (5.28m x 4.93m) With electric heater, this room is multi functional offering the opportunity to become a home gym, office, snooker room or even additional relaxing space.

Council Tax Band C - Solihull

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 1 Mbps.

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

Networks in your area - Openreach, Virgin Media

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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