

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



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 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



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

The Green, Castle Bromwich, Birmingham, B36 9AR

Offers In Excess Of
 £375,000

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 has off road parking and 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 one 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 multifunctional 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, VirginMedia

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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