

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

Total area: approx. 129.3 sq. metres (1391.6 sq. feet)
 Plan produced using Revit.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- EXTENDED THREE BEDROOM SEMI DETACHED
- TWO RECEPTION AREAS
- KITCHEN WITH PANTRY
- EXPANSIVE REAR GARDEN
- SOUGHT AFTER LOCATION
- SEPARATE SHOWER IN BATHROOM



Farnworth Grove, Castle Bromwich,
 Birmingham, B36 9JA

Offers in excess of
 £325,000

Property Description

What a fantastic extended three bedroom semi detached home in one of the most sought after locations in Castle Bromwich. This property is in a cul de sac and is tastefully extended and has great potential with its large outside garden space. Two reception rooms occupy this home along with kitchen, downstairs WC, three bedrooms to first floor, spacious bathroom with bath and separate shower cubicle. Rear garden has fantastic space and also benefits from patio area and established trees. Not to forget the extended garage allowing two vehicles. 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.

Set in a quiet cul de sac the property is approached via driveway with multiple vehicle parking entering porchway and 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 With wash basin, WC and cloaks cupboard.

KITCHEN 10' 8" x 7' 4" (3.25m x 2.24m) Cream style units with complimentary country style brick tiling, floor tiles, window to rear, blinds, cooker, extractor, fourway spotlight, radiator, pantry, slimline dishwasher space and door to garage.

LOUNGE 17' 3" x 13' 3" (5.26m x 4.04m) With window to rear and side, light fitting, feature fire and two radiators.

DINING ROOM 14' 1" x 10' (4.29m x 3.05m) Having bay window to front, feature fire and radiator.

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

BEDROOM ONE 14' 2" x 10' 2" (4.32m x 3.1m) With bay window to front, radiator.

BEDROOM TWO 13' 4" x 10' 10" (4.06m x 3.3m) With window to rear, radiator and wardrobe space.

BEDROOM THREE 9' 4" x 6' 11" (2.84m x 2.11m) With cupboard over stairs, radiator and window to front.

BATHROOM Is of a spacious nature with bath, separate shower cubicle with electric shower unit, vanity wash basin, heated towel rail, spotlights, radiator, airing cupboard and window to rear.

WC Is separate and has window to side.

GARAGE 14' 4" max 9' 4" min x 24' 1" (4.37m max 2.84m min x 7.34m) Currently being used as utility area with Belfast sink, plumbing for washing machine, boiler, up and over garage door, window and door to garden. (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, pathway, centre patio seating area, lawn area, side space, established trees and shrubbery. The potential here is endless!

Council Tax Band D Solihull Metropolitan Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely 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 70 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
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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