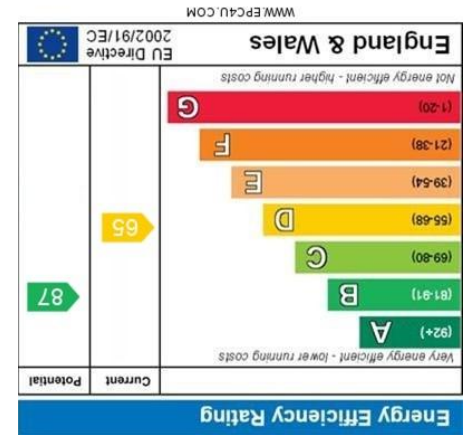


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 98.2 sq. metres (1057.3 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Floorplan



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.



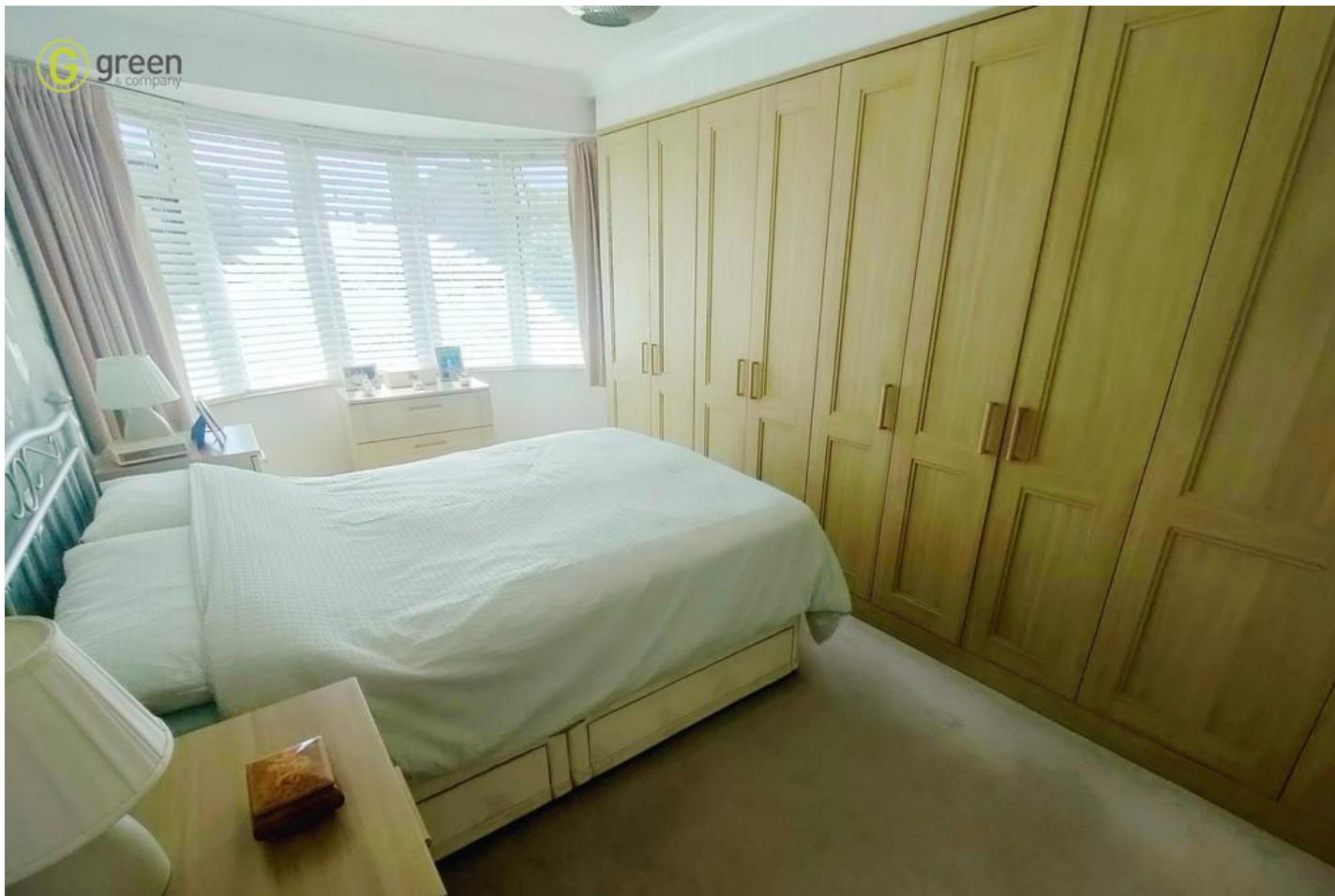
Castle Bromwich | 0121 241 1100



- THREE BEDROOM SEMI
- WELL PRESENTED HOME
- SOUGHT AFTER LOCATION
- SEPARATE SHOWER IN BATHROOM
- GARAGE
- DUAL ASPECT LOUNGE DINER

Marlborough Road, Castle Bromwich,
 Birmingham, B36 0EL

Offers In Excess Of
 £300,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Don't miss out on this well presented three bedroom semi detached home in one of the most sought after locations in Castle Bromwich. Situated within 0.1 mile of local shops and amenities and schools, offering spacious dual aspect lounge diner, crisp modern style kitchen, three double bedrooms, bathroom with separate shower cubicle and well tended garden with access to garage and shed. This home will not be around long so call Green and Company now to arrange your viewing.

Block paved driveway welcomes you to this home with access via shared driveway to separate garage, driveway has lawn area and access to porch entering hallway:-

HALL Offers Karndean LVT flooring, radiator, stairs, under stairs cupboard and doors to kitchen and lounge.

LOUNGE 26' 11" x 12' max 10' 6" min (8.2m x 3.66m) Being dual aspect with bay window to front with Venetian blinds, radiator, marble hearth and surround, gas feature fire, archway leading into dining area with patio doors to rear and radiator.

KITCHEN 11' 4" x 7' 11" (3.45m x 2.41m) Entered through sliding door, Karndean LVT flooring, dark stone effect worktop with upstands, ceramic sink, modern handle less units, spotlights, induction hob, extractor, glass splash back, double oven, window to rear with blind, door with stain window to rear and stain glass window to side.

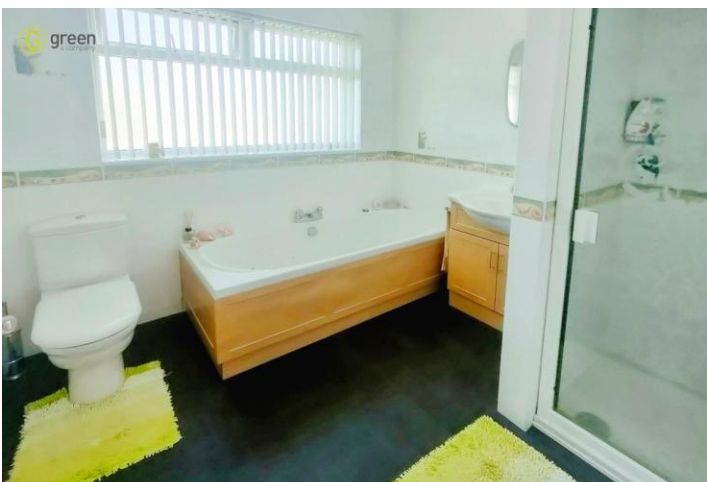
FIRST FLOOR LANDING With spacious landing and window to side with blind, loft access.

BEDROOM ONE 15' 2" to bay x 8' to wardrobes (4.62m x 2.44m) Another natural light room with bay window to front with blind, fitted wardrobes and radiator.

BEDROOM TWO 8' 8" x 8' 7" (2.64m x 2.62m) Situated at rear of home with fitted wardrobes, radiator and blinds.

BEDROOM THREE 8' 8" x 8' 7" (2.64m x 2.62m) Situated at front with window and blind, radiator.

BATHROOM is generous in size with separate fully tiled cubicle with mixer shower, spotlights, vinyl flooring, bath, WC, vanity sink, fully tiled walls, feature radiator, window to rear and blind.



GARAGE (unmeasured) access via shared part of drive between the home, with up and over door, electric points, new roof.

GARDEN Well tended and comes with patio area, pathway to rear of garden, lawn area and shed equipped with new roof.

Council Tax Band C - Solihull

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.
 Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 16 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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.

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

