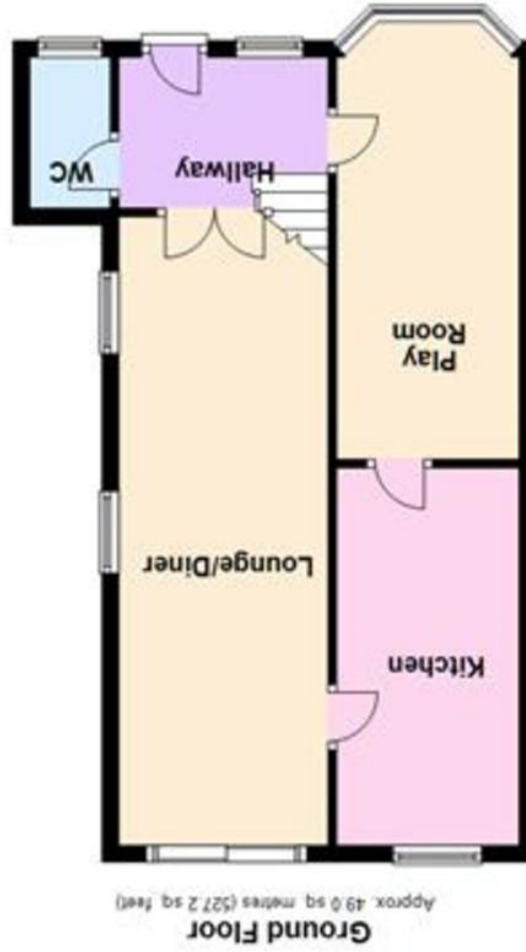
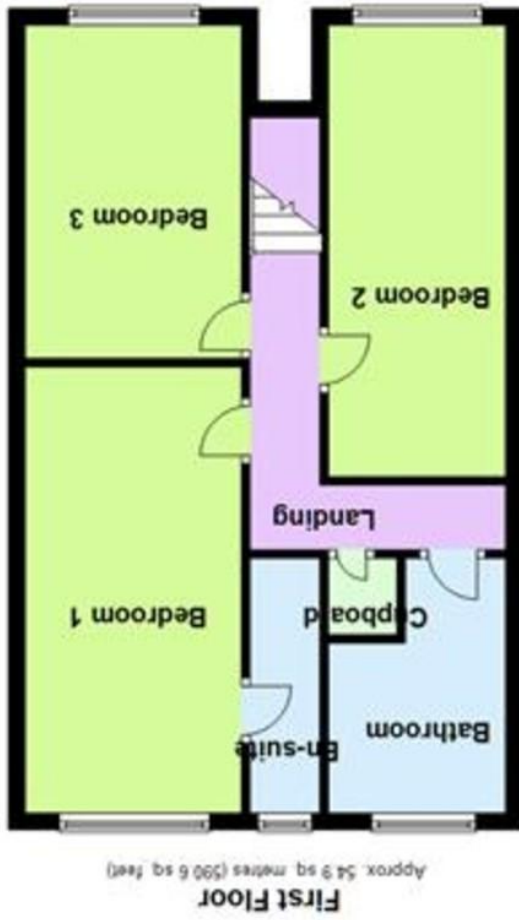
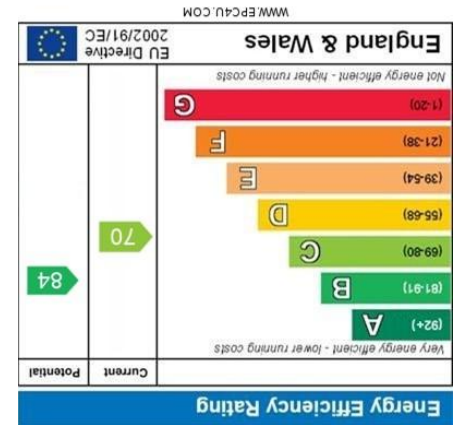


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 103.8 sq. metres (1117.8 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



- DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- DOWNSTAIRS WC
- CENTRAL HEATING

Beechcroft Road, Castle Bromwich, Birmingham, B36 9TE | Asking Price Of £385,000



Property Description

*****DRAFT DETAILS - AWAITING VENDOR APPROVAL***** Presenting this immaculate detached property for sale, with a prime location offering excellent public transport links, access to nearby schools, local amenities and the beauty of nearby parks. This property is ideal for families and couples, providing ample room for relaxation and entertainment.

The property boasts three bedrooms and two bathroom and a downstairs WC. The master bedroom is a spacious double room with built-in wardrobes and an abundance of natural light. The second bedroom, also a double, mirrors the master with its spaciousness and built-in wardrobes. The third bedroom is a cosy room, perfect as a child's room or a study, filled with natural light.

The bathrooms are designed with a modern touch. The first bathroom features a luxurious free-standing bath and a heated towel rail for added comfort. The other two bathrooms maintain the same high standard of design and functionality.

The kitchen is a chef's dream, equipped with modern appliances and bathed in natural light. It's the perfect space to cook family meals or entertain guests.

The reception room is a standout feature of the property, offering a beautiful garden view and direct access to the garden. It's an ideal space for hosting family gatherings or simply relaxing after a long day.

The property's unique features extend to the outdoor space, with a well-maintained garden and a BBQ area, perfect for outdoor entertaining in warmer months. Experience a blend of comfort, style and convenience in this stunning property.

HALLWAY 8' 4" x 6' 0" (2.546m x 1.833m) Having doors to the lounge/diner, WC and play room, radiator, double glazed window to the front and stairs to first floor landing.

LOUNGE/DINER 25' 3" x 11' 4" (7.719m x 3.463m) Having a feature wall with space to fit a TV and already housing a fire, two double glazed windows to the side, radiator, door to the kitchen, double glazed patio doors to the rear garden and space for a dining table.

KITCHEN 16' 3" x 9' 5" (4.970m x 2.884m) Having wall, draw and base units, roll top worksurfaces, integral electric hob, electric oven and an integral microwave, sink and drainer unit, extractor fan, integral dishwasher, breakfast bar, space for a fridge/freezer, double glazed window to the rear, door to the play room/study and cupboard housing the central heating boiler.

PLAY ROOM/STUDY 16' 1" x 7' 4" (4.922m x 2.237m) Having a double glazed bay window to the front and a door to the kitchen.

DOWNSTAIRS WC 5' 11" x 2' 9" (1.814m x 0.853m) Having a low level WC, wash hand basin with storage draws, double glazed obscure window to the front, heated towel rail and splash back tiling.

FIRST FLOOR LANDING 15' 6" x 11' 2" (4.726m x 3.414 m) Having doors to all bedrooms, bathroom and the airing cupboard and loft access.

BEDROOM ONE 22' 8" x 13' 0" (6.915m x 3.965m) Having a radiator, fitted wardrobes and a double glazed window to the rear.



ENSUITE 0' 0" x 0' 0" Having a heated towel rail, shower cubicle, wash hand basin, low level WC and a double glazed obscure window to the rear.

BEDROOM TWO 13' 0" x 8' 4" (3.972m x 2.543m) Having fitted wardrobes, radiator, double glazed window to the front.

BEDROOM THREE 11' 11" x 8' 4" (3.652m x 2.543m) Having a cupboard over the stairs, radiator and double glazed window to the front.

BATHROOM 9' 2" x 6' 5" (2.804m x 1.964m) Having a bath, low level WC, hand wash basin, heated towel rail and a double glazed obscure to the rear.

REAR GARDEN Having astro turf, paved patio area, fenced boundaries, stunning seating area and two side passages to the front of the property.

FRONT OF THE PROPERTY Having off road parking for ample cars.

Council Tax Band E - Solihull

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 12 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.

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

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