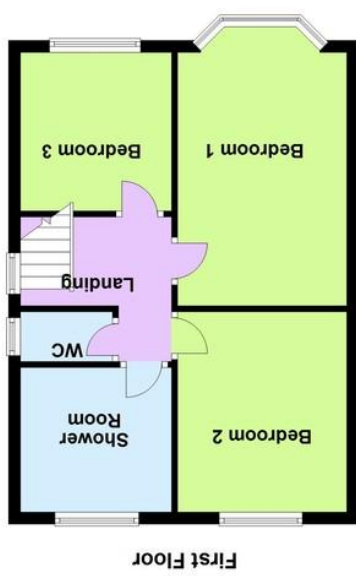
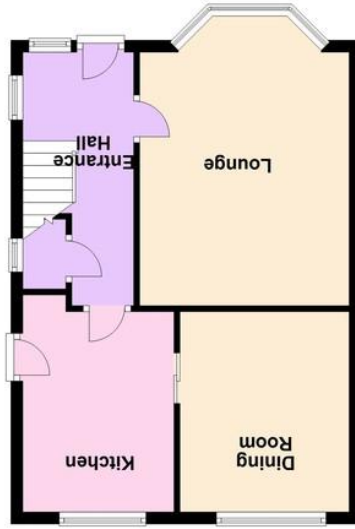


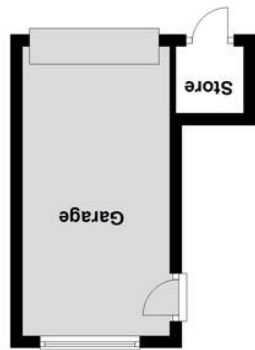
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



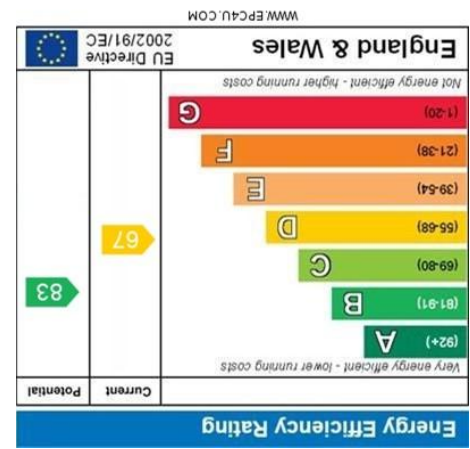
First Floor



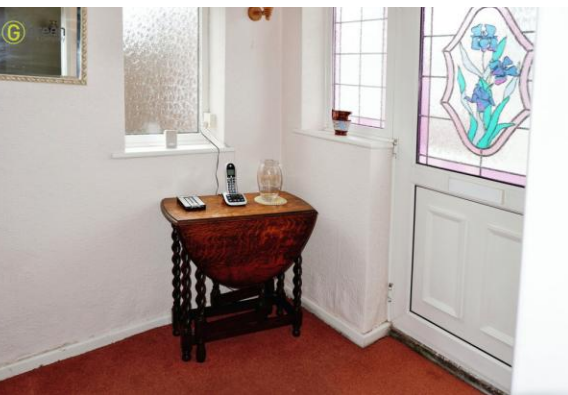
Ground Floor



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.



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- A FANTASTIC OPPORTUNITY
- NO UPWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS AND TWO RECEPTION ROOMS
- CENTRAL HEATING AND DOUBLE GLAZING
- WELL LOCATED FOR LOCAL SCHOOLS AND COMMUTING



Neville Road, Castle Bromwich, Birmingham, B36 9HP

Offers Over £290,000



Property Description

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

A great opportunity to purchase a traditional semi which provides comfortable living accommodation but has scope to improve and modernise. The central heating and boiler was replaced in Aug 2022 and the property benefits from double glazing. Providing three well proportioned bedrooms and two reception rooms the property is ideal for family buyers with Castle Bromwich infants and nursery school within approx. 0.1 mile and Castle Bromwich junior school and Park Hall secondary schools within approx. 0.4 miles. Well placed for commuting via road, the property is within approx. 1 mile of Water Orton rail station. With the advantage of no upward chain, viewing is recommended and in more detail comprises:

PORCH With double glazed window and front door with further double glazed door with stained glass leaded panel leading into:-

ENTRANCE HALL With radiator, double glazed window to side, cupboard under stairs.

LOUNGE 16' 3" into bay x 11' 6" (4.95m x 3.51m) With double glazed bay window to front, radiator and feature tiled fire surround.

DINING ROOM 11' x 9' 4" (3.35m x 2.84m) With double glazed window to rear, radiator and glazed panel allowing light from the lounge.

KITCHEN 10' 10" x 8' (3.3m x 2.44m) With double glazed window, double glazed side door, stainless steel sink unit, base cupboards and drawers, wall cupboards, point for gas cooker and tiled splash backs.

FIRST FLOOR

LANDING With double glazed window.

BEDROOM ONE 16' 11" into bay x 9' 6" (5.16m x 2.9m) With radiator, double glazed bay window to front.

BEDROOM TWO 11' x 9' 5" (3.35m x 2.87m) With radiator and double glazed window to rear.

BEDROOM THREE 9' x 8' (2.74m x 2.44m) With radiator and double glazed window to front.

SHOWER ROOM With heated towel rail, tiling to walls, double glazed window, wash basin with vanity unit under, walk in shower compartment with Triton electric shower over and glazed screen, airing cupboard housing the Worcester Bosch gas central heating boiler (installed Aug 2022 we are informed). (Installation Certificate available on request)

SEPARATE WC With low level WC and double glazed window.

OUTSIDE

DETACHED GARAGE 16' x 8' 1" (4.88m x 2.46m) With up and over door, electric light, power points, double glazed window and a door to side. (Please ensure that

prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDENS The house stands behind a predominantly lawned fore garden with flower bed, driveway with parking, double doors leading through to inner parking area, with cold water tap, electric lights and providing direct access to the garage with an adjacent brick built store.

The rear garden comprises; patio area, lawn, fence boundaries and established shrubs.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available limited for EE, Three, O2, Vodafone and data available limited for EE, Three, O2, Vodafone. Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps. Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20Mbps. Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps. Networks in your area - Virgin Media, Openreach

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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