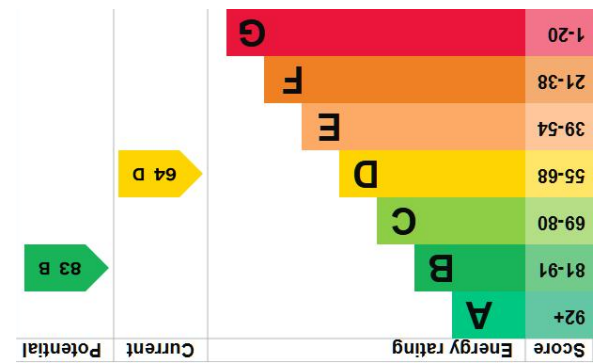


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 114.1 sq. metres (1228.2 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using Funkle.



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



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- BATHROOM
- CENTRAL HEATING



Wayside, Marston Green, Birmingham, B37 7AY | Asking Price Of £280,000



## Property Description

I am delighted to present this semi-detached property, currently listed for sale. The property is beautifully neutral in its decoration, providing an ideal canvas for personalisation.

The residence boasts a generous reception room, with large windows inviting an abundance of natural light, and a fireplace adding a touch of charm. The room also offers a beautiful view of the garden. The kitchen is a bright and airy space, with an area for dining.

The property offers three well-appointed bedrooms. The first and second bedrooms are spacious doubles, with the first benefiting from built-in wardrobes, and the second offering plenty of natural light. The third is a single bedroom, ideal for a child or as a home office. The bathroom is a real treat, with a free-standing bath and a heated towel rail, adding a touch of luxury to the daily routine.

One of the unique features of this property is its exterior space. There is a private garden, a garage, and additional off-street parking, which are all ideal for either families or couples.

Situated in a location with excellent public transport links and nearby schools, this property is also close to local amenities and is part of a strong local community. Whether you are a growing family or a couple looking for a welcoming neighbourhood, this could be the perfect home for you.

PORCH Leading to the hallway.

HALLWAY 10' 6" x 5' 11" (3.2m x 1.8m) Having stairs to the first floor landing, radiator and doors to the lounge and kitchen/diner.

LOUNGE 26' 09" x 10' 11" (8.15m x 3.33m) Having a double glazed bay window to the front, fire and surround and double glazed patio doors to the rear garden.

KITCHEN/DINER 16' 10" x 13' 10" (5.13m x 4.22m) Having wall, draw and base units, roll top work surfaces, electric hob and oven, splash back tiling, sink and drainer, space for a fridge/freezer, space for a washing machine, door to the storage cupboard, space for a dining table, door to the garage, door to the rear garden and a double glazed window to the rear.

LANDING 5' 09" x 6' 02" (1.75m x 1.88m) Having a double glazed obscure window to the side, lift access and doors to all bedrooms and bathroom.

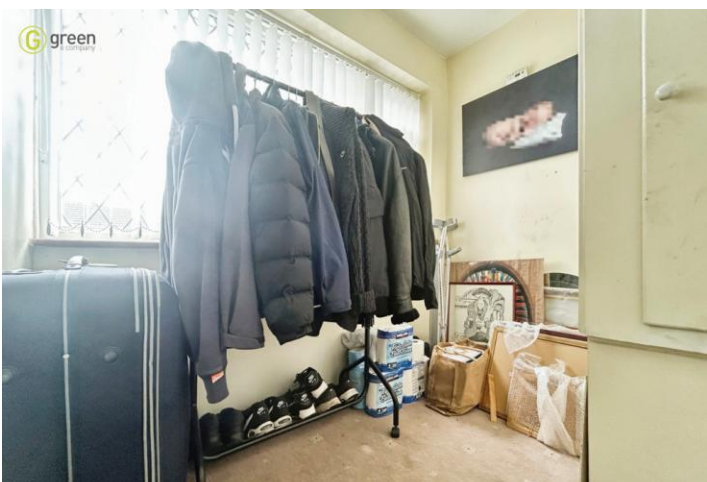
BEDROOM ONE 8' 07" x 8' 10" (2.62m x 2.69m) Having fitted wardrobes and a double glazed window to the front.

BEDROOM TWO 10' 10" x 8' 03" (3.3m x 2.51m) Having a radiator and a double glazed window to the rear.

BEDROOM THREE 7' 00" x 6' 01" (2.13m x 1.85m) Having a double glazed window to the front, radiator and a cupboard housing the central heating boiler.

BATHROOM 4' 11" x 7' 00" (1.5m x 2.13m) Having a wash hand basin, low level WC, shower and shower screen, Bath, heated towel rail, splash back tiling and a double glazed obscure window to the rear.

GARAGE 18' 11" x 7' 11" (5.77m x 2.41m)



REAR GARDEN Paved through out, tree and shrub borders and fenced boundaries.

FRONT OF THE PROPERTY Having a garden mainly laid to lawn with shrub borders and off road parking.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, limited for O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 6M bps. Highest available upload speed 0.7M bps.  
 Broadband Type = Superfast Highest available download speed 80M bps. Highest available upload speed 20M bps.  
 Broadband Type = Ultrafast Highest available download speed 1000 M bps. Highest available upload speed 100M bps.  
 Networks in your area - Openreach, Virgin Media

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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