

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN 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.
 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		
39-54	E		
21-38	F		
1-20	G		
		60 D	
			78 C

Castle Bromwich | 0121 241 1100



- WELL PRESENTED THREE BEDROOM SEMI
- WOOD FLOORING THROUGH HALL AND LOUNGE
- POLISHED FLOORING TO KITCHEN AND DINING
- OAK DOORS THROUGHOUT
- DOWNSTAIRS WC



Blandford Avenue, Castle Bromwich,
 Birmingham, B36 9JE

£350,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Presenting for sale this immaculate semi-detached property, boasting a stunning interior and spacious living areas. The property is located in a vibrant urban area with excellent public transport links, nearby schools, local amenities and a strong community spirit.

The ground floor hosts two reception rooms. The first is an open-plan space featuring a cosy fireplace and beautiful wood flooring. The second reception room is separate off the Kitchen and has been recently refurbished currently been used as Dining Area, offering direct access to the well-maintained Landscaped garden.

The kitchen offers Walnut Wood effect units and features built-in pantry and polished flooring. The property also boasts a single garage and additional off-street parking.

The Hall is of a Generous spacious size and benefits from Wood flooring with a access to Downstairs WC.

On the first floor, you will find three bedrooms. The master bedroom is a spacious haven filled with natural light. It further benefits from fitted wardrobes, providing ample storage space. The second bedroom is also a double room, flooded with natural light and equipped with fitted wardrobes. The third bedroom is a single room, perfect as a child's room or home office, also benefitting from built-in wardrobes.

The bathroom is spacious with a heated towel rail and a luxurious walk-in shower.

Experience the perfect fusion of style, practicality, and comfort in this stunning property. Call Green and Company to Book your viewing today.

Access via block paved drive with a access to porch and door to hall.

HALL Is spacious and starts of the style of this home with wood flooring, oak doors to WC, lounge and kitchen, radiator and stairs to first floor.

LOUNGE 25' 1" max x 13' 2" max 10' 1" min (7.65m max x 4.01m max 3.07m min) What a room! Benefitting wood flooring, bay window to front, blinds, wall lights, gas fire with wood surround, spot lights, two radiators and door to conservatory.

KITCHEN 11' 1" x 7' 3" (3.38m x 2.21m) Access via oak door off hall and offers polished flooring, walnut effect wall and base units, window to rear with blinds, electric hob, oven, stainless splashback, integrated dishwasher, pantry, arch way to:-

DINING AREA 14' 4" x 6' 5" (4.37m x 1.96m) Following on the polished flooring, french doors onto garden, radiator, four way spotlights, door to garage.

CONSERVATORY 10' 4" x 10' (3.15m x 3.05m) With tiled flooring, blinds, french doors onto garden.

WC Benefits from tiled wall and floors, spotlights, back wall vanity unit.

FIRST FLOOR With oak doors to bedrooms one, two, three, bathroom and WC.

BEDROOM ONE 14' 4" max x 12' 4" to wardrobe x 8' 3" to wardrobe (4.37m max 3.76m min x 2.51m) Benefitting from bay window to front, blinds, radiator and fitted wardrobes.

BEDROOM TWO 13' 3" x 8' 4" (4.04m x 2.54m) To wardrobe offering window to rear with blinds, radiator, fitted wardrobes.

BEDROOM THREE 9' 2" x 7' (2.79m x 2.13m) With laminate flooring, radiator, window to front with blinds, built in single wardrobe over stairs.

BATHROOM Is a spacious size with bath, walk in shower tray, vanity unit and bowl sink, mixer shower, heated towel rail, spotlights.

WC is separate and has Tiled floor and window to side.



GARAGE 9' 4" x 6' 10" (2.84m x 2.08m) Offering recently fitted electric roller door, lighting and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

LANDSCAPED REAR GARDEN Offers wonderful outdoor space and multiple seating areas, benefitting from pergola to rear with patio area, lawn with walled boundaries, also benefitting from fish pond (Fish Not included).

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, limited for O2, Vodafone and data available but limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
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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