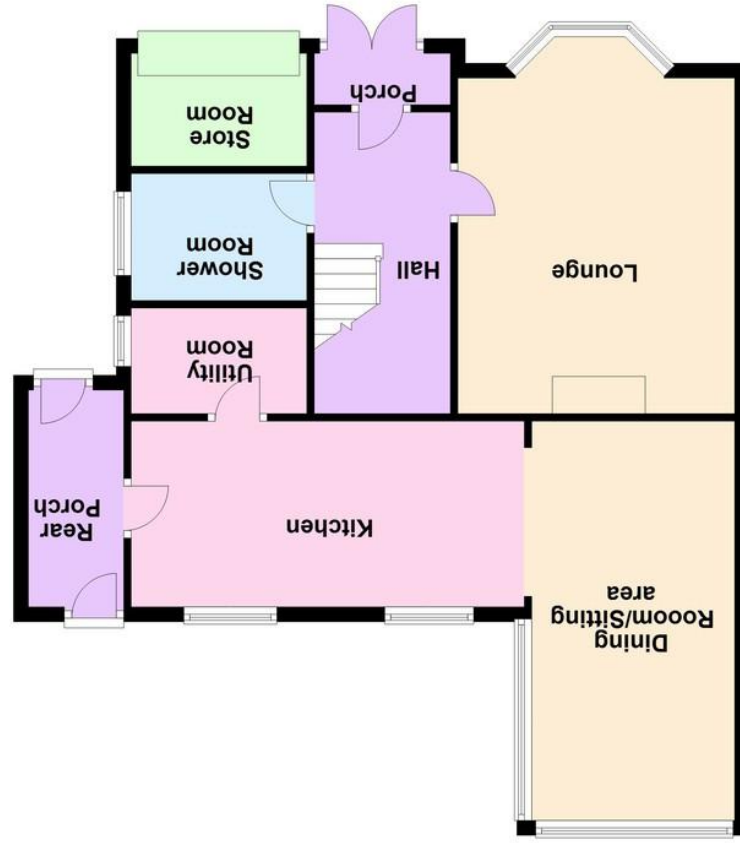


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 116.3 sq. metres (1252.2 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanLP.

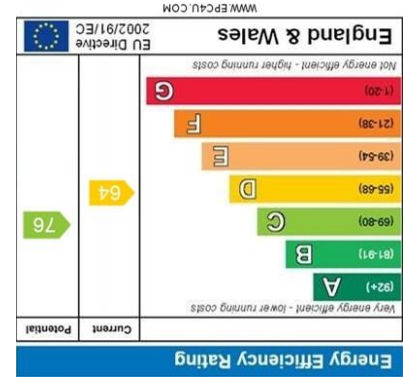


**First Floor**  
 Approx. 45.0 sq. metres (484.2 sq. feet)



**Ground Floor**  
 Approx. 71.4 sq. metres (768.0 sq. feet)

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



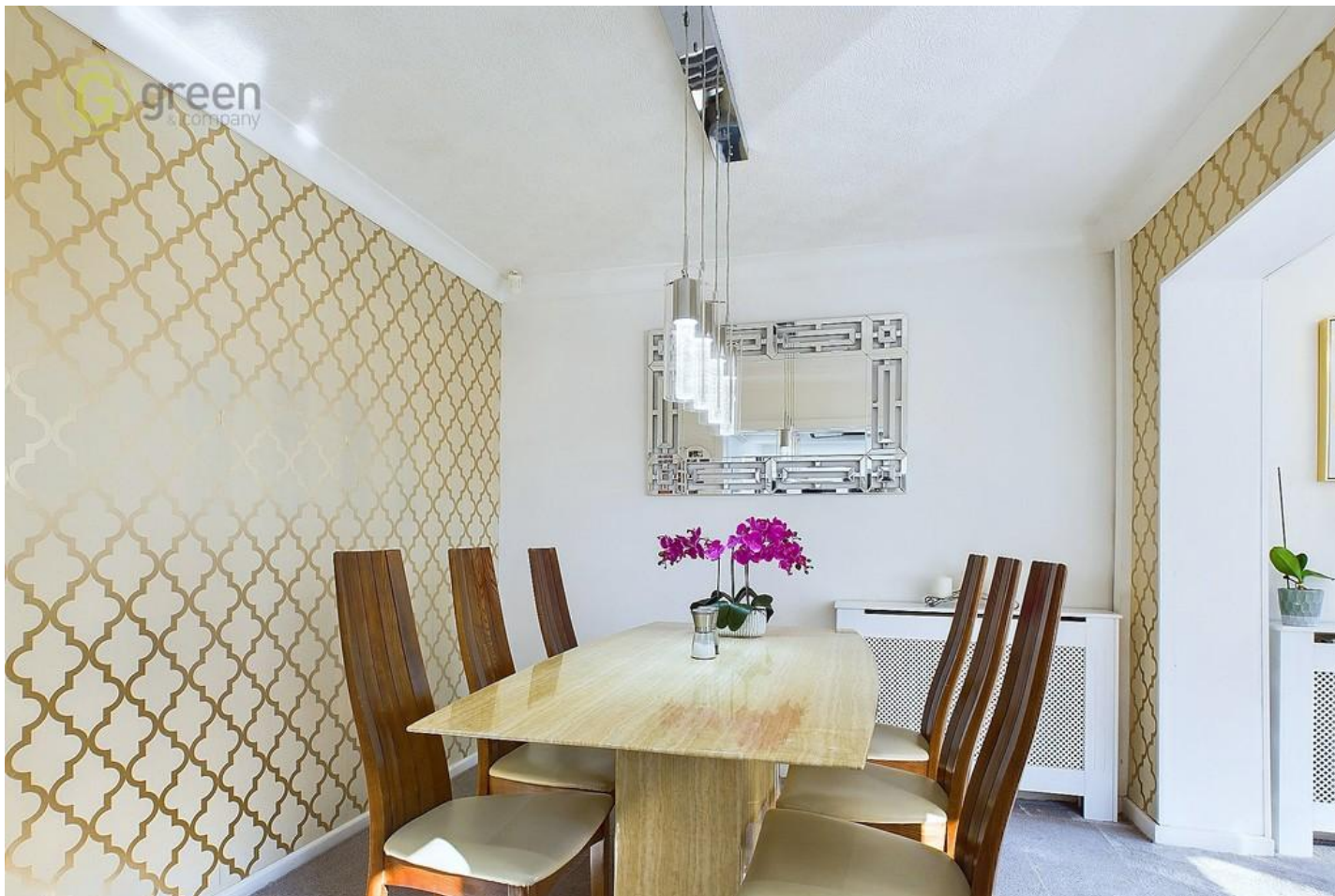
- WOW FACTOR
- WELL PRESENTED
- QUARTZ WORKTOPS
- DINING FAMILY ROOM
- SIEMENS APPLIANCES
- KERB APPEAL



Balmoral Road, Castle Bromwich, Birmingham, B36 0JT

£350,000





## Property Description

WOW if you are looking for a luxury property this home is for you, offering style and class with high specification décor throughout, this really is one to be seen and not to be missed out on!! From its welcoming lounge to open plan kitchen dining family area, downstairs shower room offers tranquillity and relaxation. LVT flows from hall through to exceptional kitchen with Quartz worktops, SEIMENS appliances, utility is an added bonus also fitted with LVT, Quartz and inset FRANKE bowl. Three double bedrooms with the master having built in super king base and headboard with lighting, bedroom three with added cupboard into eaves. Retire to the fabulous rear garden which has been landscaped allowing for those relaxing days and nights in the open air. DO NOT MISS OUT ON THIS HOME, call Green and Company to arrange your viewing.

Approached via well presented block paved driveway suitable for multiple vehicles, this offers fantastic kerb appeal, into porch leading to front door.

**HALL** With LVT flooring, radiator, carpet runner up the stairs, oak doors to lounge, kitchen and shower room.

**LOUNGE** 13' 8" x 12' 6" (4.17m x 3.81m) With bay window to front, blinds, radiator, feature light, marble hearth and surround, gas fire.

**KITCHEN** 17' 3" x 8' 3" (5.26m x 2.51m) WOW where to Start! LVT flooring flowing from the hall, Quartz worktops, modern handle less units, induction hob, remote control extractor with LED lighting, integrated dishwasher, integrated oven and microwave into wall making an amazing feature, spotlighting, sky lantern, feature radiator inc mirror, Quartz windowsill and upstands, inset FRANKE composite bowl, two windows to rear and the fantastic mirror feature under the breakfast bar. Kitchen leads through to:-

**DINING FAMILY** 17' 8" x 9' (5.38m x 2.74m) With feature pendant light, radiator leading to family room overlooking the well presented rear garden.

**UTILITY ROOM** 6' 11" x 4' 10" (2.11m x 1.47m) LVT flooring, Quartz worktop, FRANKE inset bowl, spotlights, modern handleless units.

**SHOWER ROOM** 6' 8" x 5' 10" (2.03m x 1.78m) Another fabulous room with well presented decoration, walk in shower with glass screen framed with LED lighting, spotlights to ceiling, mixer shower, built in inset shelf, distressed wood effect tiling, vanity unit with bowl sink, WC, window to side, sensor mirror, feature radiator, the pottery is Sottini brand.

**FIRST FLOOR** Accessed via staircase with carpet runner and leading to doors to bedrooms and bathroom.

**BEDROOM ONE** 15' 7" x 10' 8" (4.75m x 3.25m) Having fitted super king velour headboard, super king base, fitted lights to headboard, bay to front, feature lighting, feature radiator, single cupboard with loft access.

**BEDROOM TWO** 10' 9" x 8' 8" (3.28m x 2.64m) Having built in wardrobe, window to rear, radiator.

**BEDROOM THREE** 10' 8" x 10' 7" (3.25m x 3.23m) Being another double room with cupboard into the eaves making for additional wardrobe space, fitted desk, window to front.

**BATHROOM** Benefits from quadrant shower cubicle, electric shower, tiled floor, window to side and rear, radiator, WC, sink, spotlights.

**REAR GARDEN** Is well maintained and well presented with patio area, outside tap, a selection of trees and shrubbery, shed, outside electric points and well maintained lawn area.



**GARAGE** Converted to store with up and over door. (Unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for Three, O2, Vodafone limited for EE and data likely available for Three, O2, Vodafone limited for EE  
 Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.  
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.  
 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.

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

