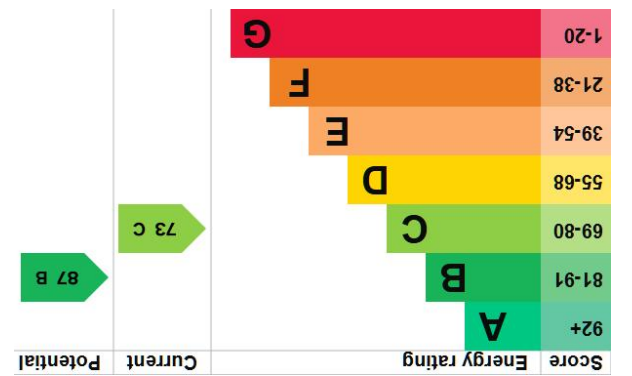


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

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 Plan produced using Planit.



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



- SPACIOUS LIVING OVER THREE FLOORS
- FAMILY ROOM
- DOWNSTAIRS WC
- INTEGRAL GARAGE
- UTILITY/LAUNDRY ROOM
- PRIVATE REAR GARDEN



Camden Close, Castle Bromwich,  
 Birmingham, West Midlands, B36 9BY

Offers over £290,000





## Property Description

What a fabulous three storey town house situated in one of the most sought after locations in Castle Bromwich. This home offers an abundance of space with three bedrooms, family room, spacious lounge diner, kitchen, utility/laundry room, garage and well presented and maintained rear garden. Located in Castle Bromwich Village and within 0.5 mile from shops, amenities and transport links. You do not want to miss out on this wonderful home, Call Green and Company to arrange your viewing.

Driveway suitable for off road parking, into tiled porchway with door to downstairs WC with tiled floor, wash basin and window to front, door into garage.

HALLWAY Is a well presented area and offers laminate flooring, radiator, understairs storage and door to:-

FAMILY ROOM 15' 7" x 11' (4.75m x 3.35m) Offering laminate flooring, two radiators, window to rear and door to garden.

Stairs to first floor with doors to lounge, kitchen and utility room.

LOUNGE 15' 7" x 17' 3" max 10' 2" min (4.75m x 5.26m max 3.1m min) With dining area and spacious lounge with window to rear with blinds, two radiators.

KITCHEN 12' 5" x 8' 5" (3.78m x 2.57m) Wood effect cottage style doors, wood effect worktop, window to front, blinds, spotlights, double oven, electric hob.

UTILITY / LAUNDRY ROOM 6' 8" x 4' 8" (2.03m x 1.42m) Laminate flooring, window to front and boiler.

Stairs to second floor with doors to bedrooms and bathroom.

BEDROOM ONE 12' 10" x 8' 6" (3.91m x 2.59m) Benefitting from built in wardrobe, window to front, blinds and radiator.

BEDROOM TWO 14' 5" x 8' 7" (4.39m x 2.62m) Benefitting from built in wardrobe, radiator, window to rear, blinds.

BEDROOM THREE 10' 8" x 6' 8" (3.25m x 2.03m) Window to rear, blinds, radiator.

BATHROOM 7' 8" x 6' 8" (2.34m x 2.03m) Benefitting vinyl wood effect flooring, window to front, radiator, spotlights, airing cupboard, mixer shower and screen, WC and sink.

GARAGE 19' 6" x 8' 8" (5.94m x 2.64m) Benefitting up and over 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)

GARDEN Is a private area with lawn, fenced boundaries, plants and trees.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.



Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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.

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

