

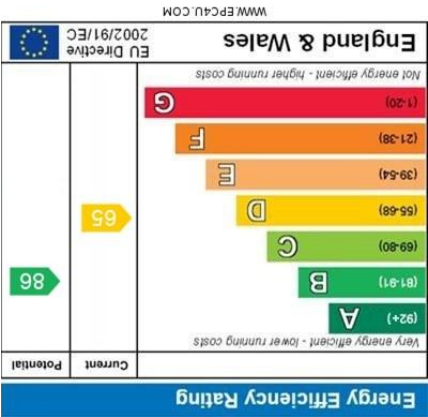
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- WONDERFUL FAMILY HOME
- SPACIOUS REAR GARDEN
- GENEROUS DRIVEWAY
- LOVELY KITCHEN
- DOWNSTAIRS WC
- CONSERVATORY

Elmfield Road, Castle Bromwich, Birmingham, B36 0HN

Offers in excess of  
£300,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Are you looking for a wonderful family home? If so this home is for you, from its very generous driveway, welcoming hallway, spacious kitchen with downstairs WC, dual aspect lounge, conservatory, three bedrooms and family bathroom. Following on from the lovely home inside you are welcomed with a generous sized rear garden with patio and lawn and finishing the home you have the benefit of the garage. Located on the ever popular Elmfield Road which is ideal for school catchments and local shops and amenities, don't miss out on this opportunity please call Green and Company now to arrange your viewing.

HALL With laminate flooring, radiator and doors to lounge, kitchen and stairs to first floor.

LOUNGE 20' 4" x 9' 6" (6.2m x 2.9m) Is dual aspect with bay window to front, blinds, electric feature fire, wall lights, patio doors to conservatory and radiator.

WC Has geometric flooring, WC and sink.

KITCHEN 12' 3" x 13' 3" (3.73m x 4.04m) With laminate flooring, three windows with blinds, radiator, cream units, electric hob, oven, wood effect worktop, tiled splash back, door to garden.

CONSERVATORY 11' 0" x 8' 6" (3.35m x 2.59m) With laminate flooring and doors to garden.

LANDING Benefits window to side and doors to bedrooms and bathroom.

BEDROOM ONE 9' 6" x 9' 7" (2.9m x 2.92m) With bay window to front, blinds and radiator.

BEDROOM TWO 12' 6" x 9' 9" (3.81m x 2.97m) With window to rear, blinds, wardrobe and radiator.

BEDROOM THREE 6' 5" x 5' 2" (1.96m x 1.57m) Benefitting a triangle window to front with blinds and radiator.

BATHROOM 6' 8" x 7' 2" (2.03m x 2.18m) With P-shaped bath, shower screen, mixer shower, vanity sink, WC, tiled floor, window to rear with blinds.

GARAGE 15' 6" x 7' 9" (4.72m x 2.36m) Benefits from single and double doors to front, strip lighting and power sockets. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is a generous size and benefits from patio area, lawn, shed, selection of trees and shrubbery and fenced boundaries.

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, limited for O2, Vodafone and data likely available for EE, Three, limited for 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 79 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100