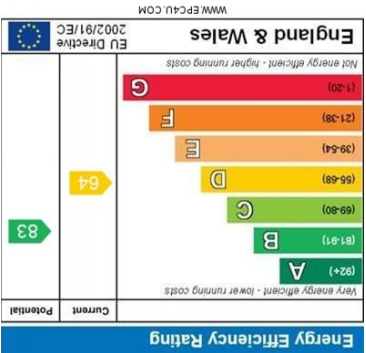


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- WOW FACTOR
- WELL PRESENTED THREE BEDROOM HOME
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- GENEROUS CONSERVATORY
- MODERN KITCHEN WITH RANGE COOKER

Green Lane, Castle Bromwich,  
Birmingham, B36 0BX

£375,000





## Property Description

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

What an amazing well presented three bedroom semi detached home which really does offer the WOW factor. Located on the ever popular Green Lane, Castle Bromwich, within walking distance to local shops and amenities. This home really does offer everything you could need. Two reception rooms, modern kitchen with polished floors and range cooker, generous conservatory with blue tint glass roof, downstairs WC and utility room. First floor offers three double bedrooms and spacious bathroom with separate shower, not forgetting the expansive landscaped rear garden. DO NOT MISS OUT ON THIS FABULOUS OPPORTUNITY! Call Green and Company now to arrange your viewing.

Ample parking to the fore of the property in the form of driveway which is suitable for multiple vehicles, approaching:-

PORCH With laminate flooring and wall light, door to:-

HALLWAY With laminate flooring, radiator, stairs to first floor, french doors to dining room, doors to kitchen and lounge.

DINING ROOM 11' 10" x 10' 10" (3.61m x 3.3m) Accessed via french doors, laminate flooring, bay window to front and radiator.

LOUNGE 13' 10" x 10' 10" (4.22m x 3.3m) With feature gas fire, patio doors to conservatory, radiator.

KITCHEN 8' 5" x 13' 4" (2.57m x 4.06m) Which benefits from polished porcelain floor tiles, range cooker, feature extractor fan, integrated dishwasher, integrated microwave, integrated fridge, inset bowl and drainer, spotlights, selection of modern wall and base units with contrasting worktop, pantry cupboard, door to utility, window to rear and opening to:-

CONSERVATORY 6' 11" x 19' 0" (2.11m x 5.79m) Which is a wonderful room with laminate flooring, blue tint glass roof, french doors onto garden, two radiators, blinds.

UTILITY ROOM 8' 10" x 3' 0" (2.69m x 0.91m) With tiled flooring, window to side, blinds, door to garage and door to WC.

LANDING With window to side, loft access including loft ladder, and oak doors to bedrooms and bathroom.

WC With vanity sink, WC, heated towel rail and tiled floor.

GARAGE/STORE ROOM 5' 3" x 7' 5" (1.6m x 2.26m) Which has been shortened from original garage and houses the boiler, lighting and double doors to front. (Single and double) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

### FIRST FLOOR

BEDROOM ONE 14' 3" x 10' 11" (4.34m x 3.33m) Accessed through oak door, radiator, window to rear, fitted wardrobes.

BEDROOM TWO 12' 0" x 11' 0" (3.66m x 3.35m) Accessed through oak door, radiator, fitted wardrobe and bay window to front.

BEDROOM THREE 8' 4" x 12' 4" (2.54m x 3.76m) Accessed through oak door and benefits window to front and radiator.

BATHROOM Also accessed through oak door, tiled floor, window to rear and side, radiator, back to wall WC and vanity sink, quadrant shower cubicle with mixer shower, bath, spotlights

and tiled wall and floors.

GARDEN Is a wonderful area with Indian sandstone patio area leading to decked seating area with fenced boundaries, crazy paved yorkstone pathway leading to rear of garden where you have a raised paved platform with hobby shed, well groomed lawn finishes off this fantastic space.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 11 Mbps. 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 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- 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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