

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

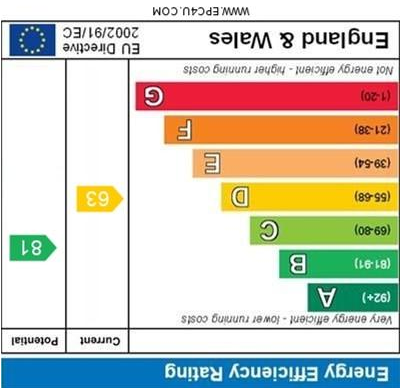


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- WELL PRESENTED THREE BEDROOM SEMI
- WOOD FLOORING TO HALL
- DUAL ASPECT LOUNGE DINER
- SEPARATE SHOWER IN BATHROOM
- LANDSCAPED REAR GARDEN

Blandford Avenue, Castle Bromwich,
Birmingham, B36 9HY

Offers In Region Of
£325,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Presenting for sale this Wonderful semi-detached property, boasting a well presented 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 dual aspect lounge diner with bay window and feature fireplace, kitchen benefits from range Cooker and pantry, garage doubles up as useful utility area with Belfast sink, three bedrooms to first floor and family bathroom with separate shower cubicle and finishing off this lovely home is the well-maintained landscaped garden. Do not miss out on this opportunity call Green and Company to arrange your viewing.

Access via paved drive with access to porch with tiled floor and lighting with door to hall.

HALL is spacious and starts off the style of the home with wood flooring, doors to cloaks cupboard, lounge and kitchen, radiator and stairs to first floor.

LOUNGE 13' 2" x 24' 11" (4.01m x 7.59m) Benefitting bay window to front, electric feature fire, two radiators and French doors to garden.

KITCHEN 7' 6" x 10' 6" (2.29m x 3.2m) with range style cooker, tiled flooring, wood effect units and contrasting worktop, tiled splashbacks, window to rear, radiator, pantry and door to garage.

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

BEDROOM ONE 10' 1" x 14' 5" (3.07m x 4.39m) Benefitting from bay window to front, laminate flooring, radiator and fitted wardrobes.

BEDROOM TWO 13' 2" x 10' 5" (4.01m x 3.18m) Offering window to rear, laminate flooring, radiator.

BEDROOM THREE 6' 10" x 9' 5" (2.08m x 2.87m) Window to front, built-in single wardrobe, over stairs, radiator, laminate flooring.

BATHROOM Spacious size with bath, offset Quadrant shower tray, sink, mixer shower, heated towel rail, window to rear, Travertine effect porcelain tiled with mosaic Travertine border.

WC is separate and has vinyl floor, window to side, Travertine effect Porcelain tiles with Travertine mosaic border.

GARAGE 6' 10" x 23' 8" (2.08m x 7.21m) Offering double doors to front, window and door to rear, Belfast sink, kitchen units for storage, lighting. (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, paved patio area, lawn, selection of plants and trees, garden shed.

Council Tax Band C - Solihull

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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