

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- WONDERFUL HOME
- MASTER BEDROOM WITH ENSUITE
- LANDSCAPED REAR GARDEN
- ISLAND TO KITCHEN
- LUXURIOUS FEEL
- LOFT CONVERSION



Selworthy Road, Castle Bromwich,
Birmingham, B36 0HP

Offers Over £350,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

WOW What an amazing home!! You really need to come and view this property with LVT flooring throughout the downsize, show stopper kitchen with composite quartz worktops, island and roof lantern, luxurious lounge diner with shutters, two double bedrooms to first floor with fitted wardrobes, lovely family bathroom and the added bonus of office space. Second floor with the fantastic master bedroom with Juliet balcony and velux window, leading into wonderful modern polished wall and floor ensuite with walk in shower. From the amazing kerb appeal throughout the stunning home and ending up in the landscaped rear garden with patio area and bar! Get your viewing in now to avoid disappointment by calling Green and Company to arrange your viewing.

PORCH Is a welcoming space into the home with geometric floor tiling, pendant light fitting, two store cupboards and door into:-

HALL Shows the luxury you will find throughout the home with LVT flooring, radiator, stairs with carpet runner, feature panelled walls, wall lights and doors to lounge and kitchen.

LOUUNGE 26' 6" x 7' 8" (8.08m x 2.34m) Is accessed via oak door and is being used as lounge diner with bay window to front with stylish shutters, LVT flooring, radiator, feature lighting, feature fireplace, dining area with additional radiator.

KITCHEN 8' 5" x 5' 8" (2.57m x 1.73m) PLUS 9' 4" x 13' 11" (2.84m x 4.24m) Is accessed via oak door with door to side lean to, oak door to pantry and then opening to an amazing extended open plan kitchen area with island and roof lantern, modern style kitchen with composite quartz, induction hob, integrated oven, quartz upstands, spotlights, two velux windows, gloss metro brick style splashback, LVT flooring, french doors to garden, window to rear, acoustic panel feature wall, quartz island with breakfast bar and additional cupboards, integrated dishwasher and inset bowl, radiator

SIDE ACCESS 22' 2" x 2' 10" (6.76m x 0.86m) Is covered and used as a utility and storage room with doors to front and rear.

FIRST FLOOR LANDING With window to front with stylish shutter, office space, radiator, doors to bedrooms two, three and bathroom and window to side.

BEDROOM TWO 12' 10" x 9' 5" (3.91m x 2.87m) Is situated with bay window to front, shutter, oak door, fitted wardrobe, radiator and spotlights.

BEDROOM THREE 9' 9" x 9' 11" (2.97m x 3.02m) situated to rear of home, oak door, window with blind, spotlights and fitted wardrobe.

BATHROOM Is a lovely room with sensor lighting, wall and floor tiling, bath, electric shower, back to wall WC and sink, spotlights, window to rear, blinds and airing cupboard.

SECOND FLOOR LANDING With window to side and door to:-

MASTER BEDROOM 19' 0" x 9' 4" (5.79m x 2.84m) With velux window to front, french doors and Juliet balcony overlooking the rear, blinds, spotlights, storage to eaves and door to:-

ENSUITE Which is a modern luxurious room with polished floor and wall tiling, spotlights, walk in shower tray with screen, mixer shower, vanity sink and WC, heated towel rail, sensor mirror, window to rear and blind.

GARDEN Is a landscaped wonderful space with paved patio, feature sleeper planter, lawn with sleeper border, raised rear patio with bar including electric, rear storage shed to back of side access.

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 12 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 73Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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

*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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323