

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

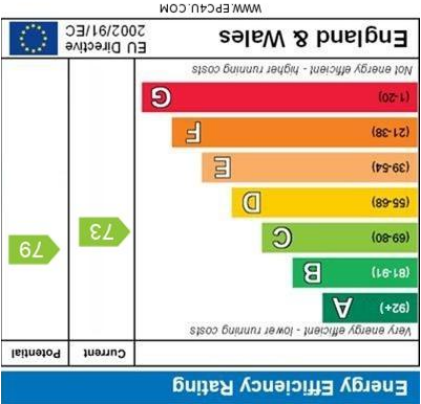


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



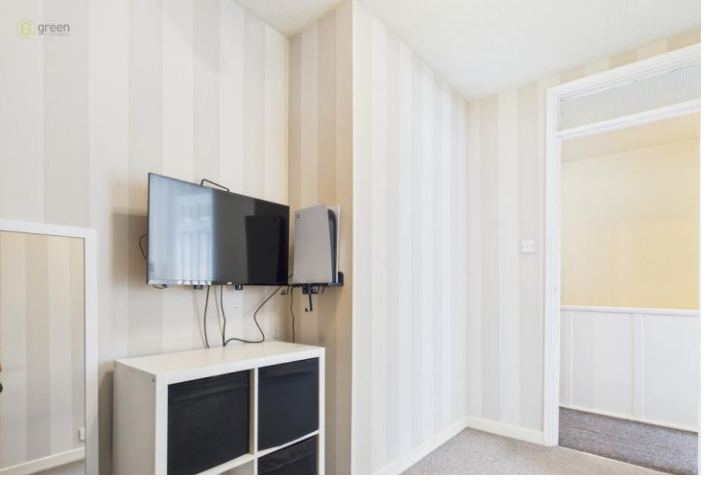
Castle Bromwich | 0121 241 1100



- IDEAL LOCATION
- THREE BEDROOM MID TERRACED
- USEFUL OFFICE/WALK IN WARDROBE OFF BEDROOM ONE
- FAMILY KITCHEN
- DOWNSTAIRS WC

Danzey Green Road, Castle Bromwich,
Birmingham, B36 9EE

£240,000



Property Description

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

What a fantastic opportunity to acquire this well presented three bedroom mid terrace property, comprising of generous frontage with driveway, spacious kitchen, family bathroom, downstairs wc, spacious lounge, three bedrooms and useful office / walk in wardrobe off bedroom one. Ideal for first time buyers or downsizers. Situated within the desirable location of Castle Bromwich within 0.6 mile to Castle Hall Gardens, shops and amenities within 1.2 mile also in reach of motorway and transport network. DO NOT MISS OUT ON THIS WONDERFULLY PRESENTED HOME. Call Green and Company to arrange your viewing.

Approached via the desirable Kingsleigh Drive onto Danzey Green Road, ample frontage with driveway with access to porch front door with laminate flooring, storage and door to into:-

HALL With laminate flooring, radiator, stairs to first floor, cloaks cupboard, doors to kitchen, lounge, downstairs wc and door to rear garden with blind.

LOUNGE 11' 1" x 13' 11" (3.38m x 4.24m) Being situated to the front with bay, blinds and radiator.

KITCHEN 10' 5" x 12' 0" (3.18m x 3.66m) Another generous room with Herringbone design vinyl flooring, radiator, cooker, plumbing for washing machine, selection of wall and base units, tiled splash backs, boiler and window to rear with blinds.

WC Comprising Herringbone effect flooring, corner wash basin, window to rear.

CLOAKS CUPBOARD

LANDING With doors to bedrooms one, two, three and bathroom.

BEDROOM ONE 9' 5" x 10' 2" (2.87m x 3.1m) Accessed off landing into office/walk-in wardrobe space and door into room with blinds, window to front and radiator.

BEDROOM TWO 9' 2" x 9' 3" (2.79m x 2.82m) With window to rear and radiator.

BEDROOM THREE 7' 9" x 10' 1" (2.36m x 3.07m) With blinds, window to front and radiator and wardrobe over stairs.

BATHROOM Benefits from vinyl flooring, bath, wash basin, wc, radiator, tiled walls, window to rear with blinds.

GARDEN Having composite tiled area, gravel, lawn and store room.

Council Tax Band B - Solihull

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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:- 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.

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WANT TO SELL YOUR OWN PROPERTY?

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