

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



- FOUR BEDROOMS
- MASTER ROOM WITH SEPARATE DRESSING ROOM AND EN SUITE
- BEDROOM TWO WITH EN SUITE
- FITTED WARDROBES TO ALL BEDROOMS

Ashfield Lane, Marston Green, Birmingham, B37 7FP

£415,000



Property Description

What a fabulous four bedroom family home with a very aesthetically pleasing out look to the front. The home is wonderfully presented and offers amazing living for any family looking to move into the desirable Marston Green area. This home boasts lounge, kitchen diner, conservatory, three bedrooms to first floor with en suite to bedroom two and family bathroom, The master bedroom occupies the second floor and benefits fitted wardrobes, dressing room and en suite also finish off the top floor and both benefit from air conditioning / heater combined units, single garage and garden finish this wonderful home. Please call Green and Company to arrange your viewing.

Approached on the corner of Ashfield Lane overlooking open aspect greenery with oak trees and shrubbery, driveway to side of home with access to garage and front door accessed via porthway.

PORCH With laminate flooring, spotlighting and patio doors.

HALL With tiled floor, radiator, spotlights, under stairs pop out storage drawers, stairs to first floor and doors to lounge, kitchen and downstairs wc.

LOUNGE 10' 0" x 18' 3" (3.05m x 5.56m) Set to side of home with window to front, bay window to side and French doors to garden, all with blinds, spotlights and radiator.

KITCHEN 9' 0" x 18' 3" (2.74m x 5.56m) With tiled floor, spotlights, window to front, French doors to rear both with blinds, selection of wall and base units with contrasting work top, glass sink, tiled splash back, integrated oven, dishwasher and washer drier, hob, extractor.

CONSERVATORY 8' 1" x 9' 0" (2.46m x 2.74m) With laminate flooring, blinds and ceiling fan.

DOWNSTAIRS WC With tiled floor, wc, sink, spotlights, radiator and window to rear with blinds.

LANDING With window to rear and day to right blind, doors to bedroom two, three, four and airing cupboard, stairs to second floor.

BEDROOM TWO 10' 3" x 11' 11" (3.12m x 3.63m) With window to rear, blinds, radiator, two single built-in wardrobes and door to en suite.

EN SUITE 8' 5" x 3' 10" (2.57m x 1.17m) With tiled floor, window to front, blinds, wc, sink, spotlights, mosaic effect tiling to shower cubicle with mixer shower and half tiled walls.

BEDROOM THREE 9' 0" x 9' 3" (2.74m x 2.82m) With window to front, blinds, laminate flooring, radiator and fitted wardrobes.

BEDROOM FOUR 8' 11" x 5' 7" (2.72m x 1.7m) With window to rear, blinds, laminate flooring, radiator and fitted wardrobe.

BATHROOM With tiled walls, window to front, blinds, spotlights, mixer shower over bath, wc, sink, radiator, mosaic effect border and half tiled walls.

SECOND FLOOR LANDING With laminate flooring, window to rear having day to right blind, doors to bedroom one and dressing room.

BEDROOM ONE 12' 6" x 11' 9" (3.81m x 3.58m) With laminate flooring, fitted wardrobes, spotlighting, Velux window with blind, window to rear with blind, air conditioning/heating combined unit.

DRESSING ROOM 4' 5" x 11' 10" (1.35m x 3.61m) With window to rear, blinds, laminate flooring, spotlights and air conditioning/heating unit, door to en suite.

EN SUITE 5' 7" x 5' 10" (1.7m x 1.78m) With shower cubicle, electric shower, tiled flooring, BTW wc and vanity sink, heated towel rail, Velux window to front with blind.

GARAGE With pedestrian door off garden, lighting, electric points, boarded loft area and up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Walled with sleeper borders, lawn, patio area, trees and shrubbery and gated access to drive

Council Tax Band E - Solihull

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

Mobile coverage for:

EE and Three - Variable in-home, good outdoor

O2 - Variable (outdoor only)

Vodafone - Good in-home and outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

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

Networks in your area:- 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

AGENTS NOTE There is a service charge of approximately £165 per annum on this property.