



**LEGAL READY**

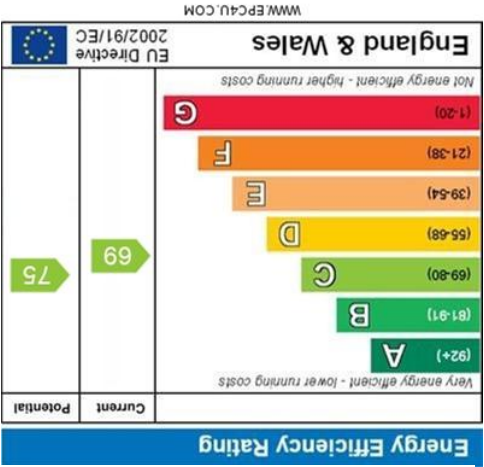
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyer.



Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- PERFECT LOCATION
- SCHOOL CATCHMENT FOR PARK HALL
- GARAGE
- CONSERVATORY
- WELL PRESENTED HOME

Parkfield Drive, Castle Bromwich, Birmingham, B36 9TY

Offers In Excess Of  
£230,000





## Property Description

What a wonderfully presented spacious two bedroom end terraced home situated on the very desirable Parkfield Drive. This home would make a perfect property for any first time buyer or even some looking to downsize to this lovely location. The home really doesn't disappoint from the moment you set foot on the block paved frontage which offers great kerb appeal. Walking in to the clean crisp hallway with doors to kitchen and lounge. Lounge is a spacious room with French doors leading to conservatory. The home offers two double bedrooms, family bathroom and even benefits from separate garage. Situated within 0.2 mile of Park Hall Academy. Please call Green and Company to arrange your viewing.

Wonderful aesthetically frontage with block paved area leading to:-

HALL With window to front, stairs to first floor, under stairs storage, radiator and doors to kitchen and lounge.

LOUNGE 11' 9" x 13' 8" (3.58m x 4.17m) Is a lovely room and benefits radiator, electric feature fire, French doors to conservatory.

KITCHEN 5' 10" x 10' 10" (1.78m x 3.3m) With window to front and side with blinds, integrated oven, fridge, freezer, gas hob, selection of wall and base units with wood effect doors, tiled splash backs and four way spotlight.

CONSERVATORY 8' 10" x 9' 3" (2.69m x 2.82m) With laminate flooring, French doors to garden and blinds.

LANDING With doors to bedrooms, one, two, bathroom and lift access.

BEDROOM ONE 8' 8" x 9' 1" (2.64m x 2.77m) With two windows to front, blinds, built-in double and single wardrobes, radiator.

BEDROOM TWO 9' 11" x 8' 11" (3.02m x 2.72m) With window to rear, blinds, radiator and fitted wardrobes.

BATHROOM Having BTW wc and vanity sink, bath, electric shower, radiator, window to side, tiled splash backs and three way spotlight.

GARDEN Well maintained and offers patio seating area, pathway leading to rear gated access, gravel feature area, lawn, two sheds.

GARAGE 8' 5" x 16' 10" (2.57m x 5.13m) With remote electric roller door, light and electric points.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Solihull

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

Mobile coverage for:  
EE - Good outdoor  
O2 - Good outdoor, variable in-home  
Three and Vodafone - Good outdoor and in-home

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 76 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?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100