

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



- TRADITIONAL STYLE SEMI DETACHED HOME
- FOUR DOUBLE BEDROOMS
- LOFT CONVERSION WITH ENSUITE
- MODERN EXTENDED KITCHEN
- SPACIOUS CONSERVATORY

Green Lane, Castle Bromwich, Birmingham, B36 0AY | Offers Over £375,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

WOW what a wonderful opportunity this home is! From the minute you step onto the driveway and into this spacious home flooded with natural light, you already feel a sense of family and comfort.

Having being recently extended, this property benefits from four DOUBLE bedrooms as well as two bathrooms (one of which being an ensuite), a large through lounge, conservatory expanding across the rear of the home, modern fitted kitchen all with Neff appliances and an expansive rear garden.

Being conveniently located on the ever popular Green Lane in Castle Bromwich, this home is within the vicinity of Primary and Secondary schools as well as other local educational facilities, local shops and great transport links. Not to mention, the property is also within walking distance of popular local eateries and public houses.

This home is one that is bound to be popular with families as it boasts space and the living convenience that most are looking for.

Make sure to give Green & Company a call today to arrange your viewing and avoid missing out!

Approaching the property from Green Lane, you step onto the block paved driveway which allows off road parking for multiple vehicles, stepping into the:-

PORCH 5' 3" x 4' 8" (1.6m x 1.43m) With exposed brick walls, wood effect tiled flooring and wooden door with surrounding obscure glass allowing access into:-

HALLWAY 5' 5" x 10' 11" (1.66m x 3.33m) Being a bright space filled with natural light, laminate wood effect flooring, stairs leading up and oak doors leading to the kitchen and through lounge

LOUNGE 11' 1" x 24' 4" (3.39m x 7.44m) Benefitting from large bay window to the front of the property allowing the room to be a bright space with laminate wood effect flooring, two feature fireplaces both with wooden surround mantles, two radiators and illuminated fitted bookcases surrounding the chimney breast. To the rear of the space, there are sliding double glazed doors leading to:-

CONSERVATORY 18' 2" x 9' 10" (5.54m x 3.01m) With double glazed windows to the rear and side of the property allowing for a multitude of natural light to soar in. Also with tiled flooring and double glazed French doors leading to the expansive rear garden.

KITCHEN 13' 6" x 11' 8" (4.13m x 3.58m) Leading off of the hallway with laminate wood effect flooring and being a modernised space with a mixture of wall and base units with speckled work surface incorporating matte black sink unit. Also benefitting from integrated Neff appliances comprising of electric oven, gas hob, wine cooler, extractor fan and dishwasher. With double glazed window to the rear elevation and door to the side allowing access to the rear garden.

FIRST FLOOR Leading up the stairs from the hallway to the first floor landing which is carpeted with oak doors leading to the bathroom and bedrooms one, two and three. Also with double glazed window with obscure glass to the side elevation and a further staircase leading into the loft room.

BEDROOM ONE 10' 8" x 18' 6" (3.26m x 5.66m) Located within the loft space and accessed via stairs leading from the first landing, the room comprises of carpeted flooring, velux windows to the front, double glazed window to the rear and doorway leading to ensuite shower room

ENSUITE 4' 9" x 9' 3" (1.47m x 2.83m) With laminate flooring, WC, wash hand basin, shower enclosure, heated towel rail and extractor fan. Also with obscure double glazed window to the rear.

BEDROOM TWO 10' 11" x 11' 10" (3.33m x 3.63m) Leading off of the first floor landing with laminate wood effect flooring, double glazed bay window with radiator below and fitted wardrobes to complete the room.

BEDROOM THREE 9' 2" x 14' 7" (2.81m x 4.45m) With carpeted flooring, double glazed bay window to the rear, mirror fronted fitted wardrobes and radiator.

BEDROOM FOUR 13' 10" x 8' 4" (4.23m x 2.56m) With partial restricted head height, carpeted flooring, double glazed window to the front, storage cupboard and radiator.

BATHROOM 7' 5" x 8' 7" (2.28m x 2.64m) With tiled flooring, roll top bath with shower above, WC, hand wash basin, heated towel rail. Also with obscure double glazed window to the rear.

REAR GARDEN Being an expansive space with plenty of room for entertaining or even for children to play within. The garden comprises of a patio space, lawn area, shrubbery and plants as well as gated access leading from the front of the property.

GARAGE 7' 9" x 15' 0" (2.36m x 4.57m) With double door opening from the front of the property, with lighting within. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Solihull

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 18 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?  
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