

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

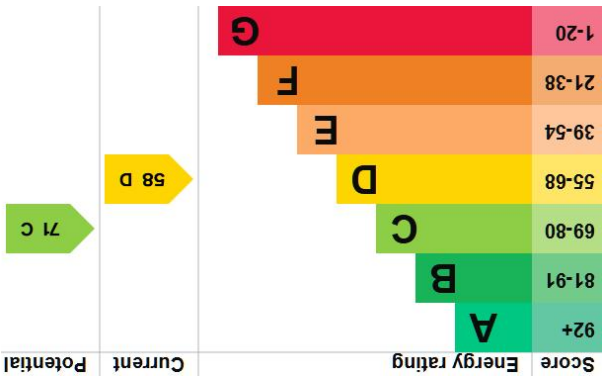


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- AMAZING FOUR BEDROOM HOME
- FABULOUS POTENTIAL
- EXPANSIVE REAR GARDEN
- AMPLE DRIVEWAY
- TWO RECEPTION ROOMS
- UTILITY

Water Orton Road, Castle Bromwich , Birmingham, B36 9ER

Offers Over £500,000



Property Description

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

What a fantastic family home on the very desirable Water Orton Road. This is the perfect detached home with endless potential occupying a prime position on the road. This home really offers fabulous family living and has been tastefully extended to benefit from the following rooms, two reception rooms including spacious dining room, extended lounge, extended kitchen with pantry, utility room and downstairs shower room, first floor offers three double bedrooms, one single bedroom and generous bathroom with separate shower cubicle. Internal garage finishes the interior of the property and the expansive mature rear garden completes the fabulous plot the home sits on. Do not miss out on this opportunity to upsize by calling Green and Company to arrange your viewing.

Approached via Water Orton Road onto ample driveway which is bordered with mature established hedging, garage access and leaded double doors into home.

HALL Is sectioned into two with wood flooring, cloaks cupboard and stairs to first floor leading into hall with under stairs storage, doors to lounge, dining, kitchen and radiator.

LOUNGE 10' 9" x 25' 6" (3.28m x 7.77m) Is situated to rear of home and has been extended, French doors to rear, two radiators, electric feature fire and granite surround.

DINING ROOM 10' 10" x 16' 8" (3.3m x 5.08m) Spacious and benefits bay window to front, blinds, gas feature fire and wood surround.

KITCHEN 9' 5" x 22' 3" (2.87m x 6.78m) Again another spacious room benefitting pantry, tiled floor, window to rear with blinds, radiator, integrated dishwasher, selection of wall and base units, two strip lights, door to inner hall and door to utility.

UTILITY ROOM 6' 4" x 8' 11" (1.93m x 2.72m) With tiled flooring, selection of base units and worktop, window to rear with blinds and door to shower room.

SHOWER ROOM 5' 10" x 4' 5" (1.78m x 1.35m) With tiled floor, tiled walls, quadrant shower cubicle, electric shower, vanity unit, wc and heated towel rail.

FIRST FLOOR LANDING Set either side of the stairs with leaded window to side, doors to bathroom, bedrooms one, two, three, four and loft access.

BEDROOM ONE 11' 0" x 17' 3" (3.35m x 5.26m) A spacious double with bay window to front, blinds, radiator and fitted mirror wardrobes.

BEDROOM TWO 9' 10" x 17' 0" (3m x 5.18m) Another spacious double with bay window to rear, radiator and fitted wardrobes.

BEDROOM THREE 9' 4" x 8' 6" (2.84m x 2.59m) Situated to rear with window, radiator and fitted wardrobes.

BEDROOM FOUR 6' 11" x 5' 9" (2.11m x 1.75m) Currently being used as an office and benefits window to front, blinds, radiator and single built-in cupboard.

BATHROOM 7' 8" x 12' 11" (2.34m x 3.94m) Another expansive room with bath, separate shower cubicle, wc wash basin, bidet, window to front, blinds, window to rear, two radiators, electric shower, tiled walls, heated towel rail, spotlight, wall cabinet and mirror cabinet.

GARAGE 7' 5" x 16' 11" (2.26m x 5.16m) Situated off inner hall from kitchen and offers doors to front, lighting, electrics.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN A wonderful space and split into two sections, patio area at rear of the home leading onto lawned garden with a selection of mature trees and shrubbery, leading down to archway for a nice feature and further lawn and space for potential to rear of garden.

Council Tax Band E - Solihull

Predicted mobile phone coverage and broadband services at the property:-
Mobile coverage for:
EE, O2 and Vodafone - Good outdoor
Three - Good outdoor, variable in-home

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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