

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- TRADITIONAL 1850'S BUILD
- THREE BEDROOMS
- ENSUITE TO BEDROOM TWO
- KARNDAN FLOORING
- KITCHEN WITH GRANITE ISLAND
- UTILITY ROOM

New Street, Castle Bromwich, Birmingham, B36 9AP

Offers Over £350,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

WOW are you looking for a really unique historic building built in 1850's which has been tastefully restored and decorated to a good standard. This three bedroom home is spacious and suitable for any family looking to advance up the property ladder. Ideally positioned on New Street with block paved parking to front and double gates for secure parking to the rear of garden. Lovely country feel kitchen with island, original front door, generous lounge and conservatory, three double bedrooms and ensuite off bedroom two. Garden is a good size and features garage which has been converted to family room/office/gym space. Ideally located for St Marys and St Margarets School and local transport links. Call Green and Company to arrange your viewing.

Approached via block paved parking to front into:-

HALL With Karndean flooring, spotlights, French doors to garden off dining area, window to front, door to WC and open to kitchen dining area.

WC Off hall with Karndean flooring, stone effect wall tiling, window to front, blind, WC, sink and heated towel rail.

KITCHEN DINING 13' 3" x 5' 6" (4.04m x 1.68m) PLUS 26' 3" x 9' 7" (8m x 2.92m) Is a spacious room and benefits Karndean flooring, granite island breakfast bar with drawers and cupboards, wood effect worktops, induction hob, spotlights, rustic tiling splashbacks, one and half bowl sink, two windows to front, blinds, radiator, pantry, utility room, heated towel rail, oven, microwave and wine racks, door to inner hall with stairs and original door.

UTILITY 5' 8" x 5' 3" (1.73m x 1.6m) With sink, worktop, boiler (fitted 2 yrs ago).

LOUNGE 11' 8" x 14' 2" (3.56m x 4.32m) With laminate flooring, window to side, French doors to conservatory, real fire with surround, tiled hearth, wall lights.

CONSERVATORY 9' 10" x 10' 2" (3m x 3.1m) With tiled floor, door to garden and blinds.

FIRST FLOOR LANDING With doors to bedrooms, bathroom and loft access.

BEDROOM ONE 10' 10" x 11' 0" (3.3m x 3.35m) To rear of home with laminate flooring, radiator, window, blinds, spotlights and door to:-

DRESSING ROOM 8' 4" x 6' 2" (2.54m x 1.88m) With fitted mirror wardrobes, radiator, window to rear, blinds.

BEDROOM TWO 12' 9" x 9' 7" (3.89m x 2.92m) With useful alcove, feature radiator, sky porthole, window to rear, fitted wardrobe with unique hidden ensuite.

ENSUITE Tiled walls, quadrant shower cubicle, electric shower, WC, sink, window with blinds, heated towel rail.

BEDROOM THREE 19' 9" x 5' 4" (6.02m x 1.63m) Is a quirky design with corridor style entrance, window to front, window to side, space for double bed, radiator.

BATHROOM With laminate tiled floor, back to wall furniture with WC and vanity sink, tiled walls with feature border, laminate panel walls, P shaped bath, screen, mixer shower, window to side, blinds, heated towel rail.

GARDEN Is a good size and feature patio area, block paved pathway, lawn area, fenced boundaries, shed, rear concrete parking area via double gates, garage (Converted to Gym/Office)

GARAGE (Unmeasured) Has been converted with single door and office/gym/storage space.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

O2, Three, Vodafone - Good outdoor and in home

EE - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 21 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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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