

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

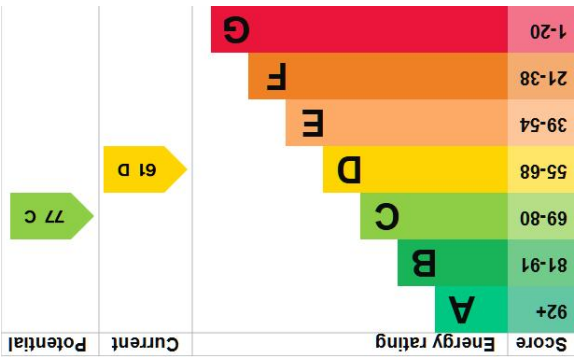


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- THREE BEDROOM SEMI
- AMAZING POTENTIAL
- SOUGHT AFTER LOCATION
- APPEALING DRIVEWAY
- SPACIOUS BATHROOM
- GARAGE

Marlborough Road, Castle Bromwich,
Birmingham, B36 0EJ

£325,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Don't miss out on this amazing three bedroom semi detached home in one of the most sought after locations in Castle Bromwich. Situated within 0.1 mile of local shops and amenities and schools. Offering spacious lounge with centrepiece fireplace, generous sized kitchen diner, three double bedrooms, bathroom, downstairs, access to garage and ample sized rear garden, driveway with artificial lawn. This home will not be around long so call Green and Company now to arrange your viewing.

Tarmac driveway with wall access, with feature artificial lawn and access to porch entering hallway.

PORCH With quarry floor tiling and wall light.

HALL Offers stairs to first floor, radiator, understairs storage space, door to lounge and kitchen.

LOUNGE 10' 9" x 24' 1" (3.28m x 7.34m) Is a spacious room with bay window to front, radiator, two chandeliers, amazing feature stone fireplace with gas fire and matching mirrors, bi-fold doors to dining room.

DINING ROOM 10' 5" x 11' 5" (3.18m x 3.48m) Off rear of lounge having radiator and patio doors.

KITCHEN 9' 5" x 16' 8" (2.87m x 5.08m) With herringbone style vinyl flooring, radiator, gas hob, oven, window to rear, tiled splashback and selection of wall and base units, door to inner hallway.

INNER HALLWAY Has been doubled up as a utility area and has access to downstairs WC, garage and garden.

WC With window to side, radiator, WC and sink.

FIRST FLOOR LANDING With spacious landing and window to side, loft access.

BEDROOM ONE 9' 2" x 15' 11" (2.79m x 4.85m) With bay window to front, fitted wardrobes, radiator.

BEDROOM TWO 10' 11" x 11' 9" (3.33m x 3.58m) With window to rear, radiator.

BEDROOM THREE 11' 10" x 8' 6" (3.61m x 2.59m) With triangle window to front, window to rear, radiator.

BATHROOM Is generous in size with bath, WC, wash basin, heated towel rail, window to side and rear, electric shower, half tiling.

GARAGE 7' 5" x 14' 9" (2.26m x 4.5m) With single and double door to front, pedestrian door to rear, window to side, worktop and sink, lighting and electric points and boiler. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is an expansive space and has option for potential, block paved patio area, rear raised concrete shed base, fenced boundaries

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
Three - Good outdoor and in home

EE - Good outdoor, variable in home
O2, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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