

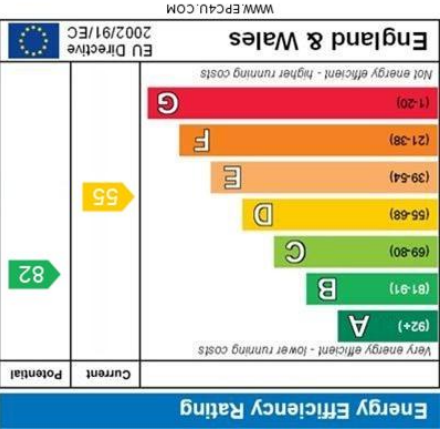


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 CORNER POSITION
- VERY SOUGHT AFTER LOCATION
- DETACHED HOME
- FABULOUS REAR GARDEN
- FOUR BEDROOMS
- SHOWER ROOM



Listelow Close, Castle Bromwich , Birmingham, B36 9EA | Offers Over £375,000



Property Description

What a wonderful corner plot situated on Listelow Close and Kingsleigh Drive. This is a brilliant position and offers, lounge diner, kitchen, downstairs WC, four bedrooms and family bathroom, garage is also a benefit on this lovely home. The garden is well landscaped and offers amazing potential for any purchaser. Especially as it is also situated on one of the most desirable roads in Castle Bromwich. You really don't want to miss out on this family home. Call Green and Company to arrange your viewing.

Approached via Kingsleigh Drive into Listelow, offering expansive corner frontage with lawn and off road parking.

HALL With laminate flooring, stairs to first floor, window to front, radiator and understairs storage.

WC is off hall with laminate flooring, window to side, half tiled walls, WC and sink.

LOUNGE 14' 7" x 13' 2" (4.44m x 4.01m) With window to front, blinds, radiator, gas fire with surround, archway leading to:-

DINING AREA 12' 3" x 11' 1" (3.73m x 3.38m) With radiator, patio doors, blinds, door to kitchen.

KITCHEN 11' 10" x 8' 11" (3.61m x 2.72m) With a selection of wall and base units, laminate flooring, wood effect worktop, five ring gas hob, extractor, double oven, metro style wall tiling, window to side, blinds and door to garden.

LANDING With window to side, loft access, airing cupboard, doors to bedrooms and shower room.

BEDROOM ONE 13' 6" x 10' 7" (4.11m x 3.23m) Offering laminate flooring, window to front, fitted sliding wardrobe, radiator.

BEDROOM TWO 10' 6" x 10' 7" (3.2m x 3.23m) With window to rear, radiator and fitted wardrobe.

BEDROOM THREE 10' 7" x 6' 3" (3.23m x 1.91m) With window to front, radiator and overstairs storage.

BEDROOM FOUR 7' 3" x 9' 5" (2.21m x 2.87m) With window to rear and radiator.

SHOWER ROOM 6' 2" x 6' 2" (1.88m x 1.88m) With polished wall and floor tiling, vanity unit with sink, WC, offset shower cubicle having mixer shower, radiator and window to side.

GARDEN Is an amazing size and offers potential and is well landscaped with patio area, sleeper planters, decoration trellising, stepping down to lower level lawn with conifers, feature fencing and a selection of trees and shrubbery.

GARAGE With pedestrian door to rear, up and over door to front, lighting and electric sockets. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

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

Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 12Mbps.
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.

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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100