

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

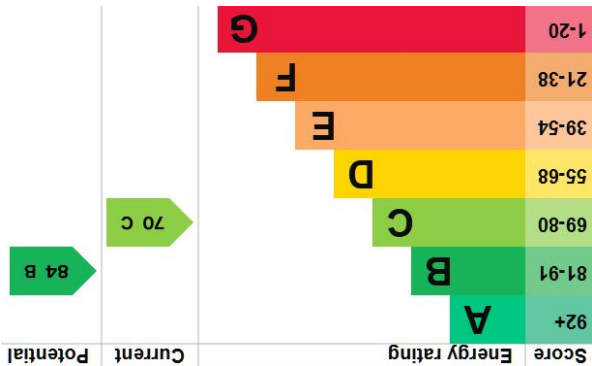


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 DETACHED HOME
- DOUBLE GATES TO CARPORT AND GARAGE
- KARNDEAN FLOORING TO HALL AND LOUNGE
- STYLISH DECOR
- ENSUITE AND DOWNSTAIRS WC

Park Hall Crescent,
Castle Bromwich, Birmingham, B36 9SN

Offers Over £375,000



Property Description

WOW what an amazingly presented detached home which can only be described as a show home! This wonderful home oozes style and crisp class family living. This detached home was originally a four bed but has been converted to a three bedroom with dressing room and ensuite. Karndean flooring graces the hall and lounge, lounge diner is dual aspect and is super stylish, kitchen with porcelain flooring, fitted wardrobes to all bedrooms and Karndean flooring in classy bathroom. This lovely property also offers space to the exterior with double side access, carport behind double gates leading to garage and landscaped rear garden. Block paved double driveway also adorns this home. Situated in one of the most desirable areas in Castle Bromwich close to Castle Hall Gardens and located within 1.4 mile, Resorts World and Birmingham Airport within 6 mile and 5.6 mile respectively. Do not miss out on this amazing home, Call Green and Company to arrange your viewing.

Approached via Park Hall Crescent onto block paved driveway with lawn, double side access, double gates leading to carport and garage.

HALL With Karndean flooring, spotlights, feature radiator with mirror, stairs to first floor, doors to lounge, kitchen and WC.

LOUNGE/DINER 12' 0" x 26' 10" (3.66m x 8.18m) Continuing the Karndean flooring, wood panel effect feature wall covering, bay window to front, feature radiator, leading into:-

DINING AREA With feature radiator, Karndean flooring, patio doors to garden.

KITCHEN 8' 6" x 13' 0" (2.59m x 3.96m) Offers polished porcelain flooring, laminate panel ceiling with spotlights, gas hob, oven, pantry/store cupboard, feature radiator, window to rear, ceramic sink with spray hose tap, wall and base units, worktop with backer board.

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

BEDROOM ONE 18' 11" x 10' 4" (5.77m x 3.15m) Has spotlights, window to front, feature radiator, door to en-suite and opening to:-

DRESSING ROOM (Which was originally bedroom four) with fitted wardrobes, spotlights and window to front.

ENSUITE With panel wall and ceiling, spotlights, heated towel rail, window to side, walk in shower tray with screen and mixer shower and the eye catching imported feature sink.

BEDROOM TWO 9' 2" x 10' 4" (2.79m x 3.15m) With spotlights, feature radiator, fitted wardrobe and window to rear.

BEDROOM THREE 7' 3" x 7' 4" (2.21m x 2.24m) With Karndean flooring, feature radiator, fitted wardrobes and window to rear.

BATHROOM Is another stylish room with panel walls and ceiling, spotlights, heated towel rail, electric shower, bath with feature bath screen, WC and sink.

CARPORT Off kitchen is block paved leading to double gates to front of home, garage to rear of carport and open into garden.

GARAGE 8' 4" x 18' 1" (2.54m x 5.51m) Benefits up and over door, lighting, window to rear and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is landscaped with expansive paved patio area which leads to side access, edging slabs leading to lawn with fenced boundaries, dwarf wall to rear.

Council Tax Band D 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 16Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 68 Mbps. Highest available upload speed 18Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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?
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