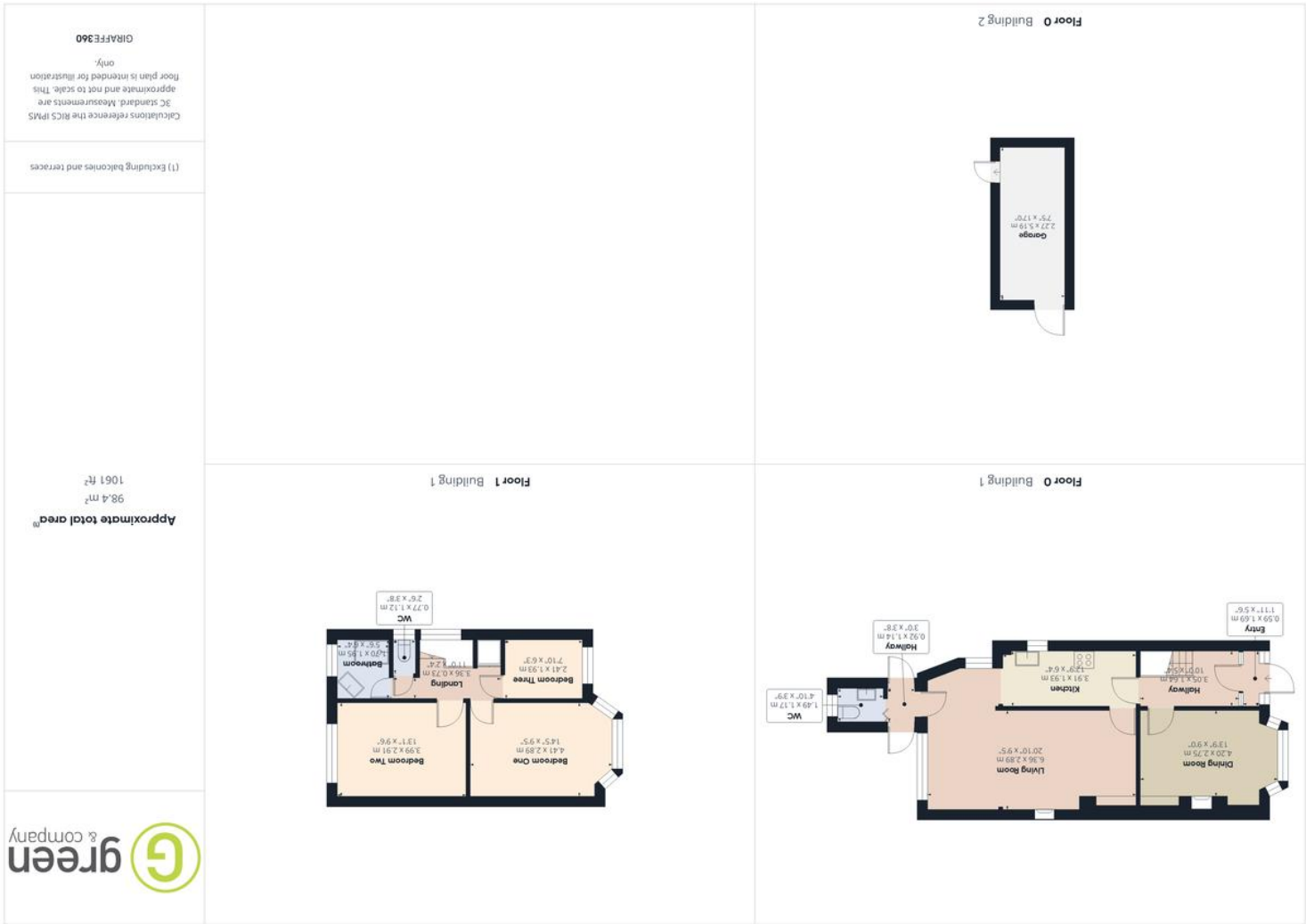


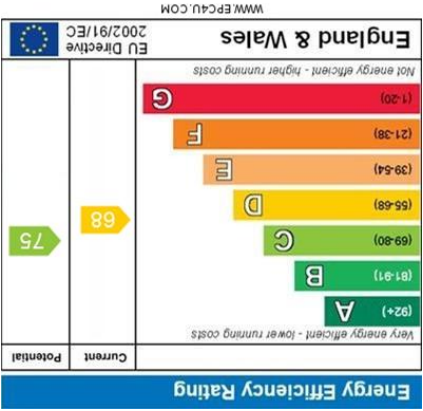
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- WONDERFUL EXTENDED HOME
- SAME FAMILY HOME SINCE 1957
- TWO RECEPTION ROOMS
- NEW BOILER
- PORCH
- AMAZING GARDEN

Corinne Croft, Kingshurst, Birmingham, B37 6NS | Offers Over £260,000





## Property Description

WOW what a fabulous opportunity to acquire this wonderful family home based in Corinne Croft. This home has been in the same loving family since being built in 1957 and you can see how well looked after it is from the moment you walk in. This is ideal for any first time buyer or family looking to progress up the ladder as this will be sold NO CHAIN, this home has been tastefully extended and offers fantastic living with dining room with bay window to front, extended lounge to rear with great sized window over looking garden, opening into galley kitchen, inner hall leading to downstairs WC finish the ground floor, landing to first floor with three bedrooms, two double rooms with fitted wardrobe and single room with shelving, family shower room and separate WC. The exterior of the home does not disappoint with separate garage and amazing sized rear garden with trees and shrubbery, feature borders giving the feel of nature's paradise. This home also benefits from a new boiler fitted two months ago. Ideally located off Cooks Lane with Tudor Grange Academy within 0.5 mile and great transport links. Please do not miss out on this by calling Green and Company to arrange your viewing.

Driveway is shared with neighbour with garage to rear and feature rockery area to fore, leading to porch.

PORCH With tiled flooring, two utilities cupboards and door to :-

HALL With stairs to first floor, understairs storage, doors to kitchen, dining room and benefiting from radiator.

DINING ROOM 13' 9" x 9' 0" (4.19m x 2.74m) With bay window to front, radiator, feature arch, electric fire.

KITCHEN 12' 9" x 6' 4" (3.89m x 1.93m) With doors to lounge, selection of wall and base units, double oven, electric hob, tiled splashback with feature border, window to side and opening to extended lounge.

LOUNGE 20' 10" x 9' 5" (6.35m x 2.87m) With amazing window to rear, two radiators, slate fire surround and hearth, electric fire, feature archway and door to inner hall.

INNER HALL With doors to driveway, door to garden and bi-fold to downstairs WC.

WC Benefits vinyl flooring, wash basin, radiator, window to rear and bi-fold door.

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

BEDROOM ONE 14' 5" x 9' 5" (4.39m x 2.87m) Situated to front with bay window, radiator and fitted wardrobes.

BEDROOM TWO 13' 1" x 9' 6" (3.99m x 2.9m) With window to rear, radiator and fitted wardrobes.

BEDROOM THREE 7' 10" x 6' 3" (2.39m x 1.91m) Situated to front of property, radiator and fitted shelves and desk.

SHOWER ROOM 5' 6" x 6' 4" (1.68m x 1.93m) Has offset shower cubicle, electric shower, vanity sink, window to rear, radiator and tiled cubicle.

WC With window to side, vinyl flooring, tiled splash behind WC and wash basin.

GARDEN Is a wonderful space and really is a nature's paradise with crazy paved patio leading to lawn and fishpond, access to garage, feature borders and pathway leading to rear of garden whilst passing a selection of established trees and shrubbery, to the rear of the garden is a shed equipped with electric.

GARAGE Is a great space and is being used as a workshop, doors to front, pedestrian door to garden, equipped with electric. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Solihull Metropolitan Borough Council

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Central Heating  
Sewerage - Mains

Flood Risk  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

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

Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.  
Broadband Type = Superfast Highest available download speed 30Mbps. Highest available upload speed 6Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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.

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

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