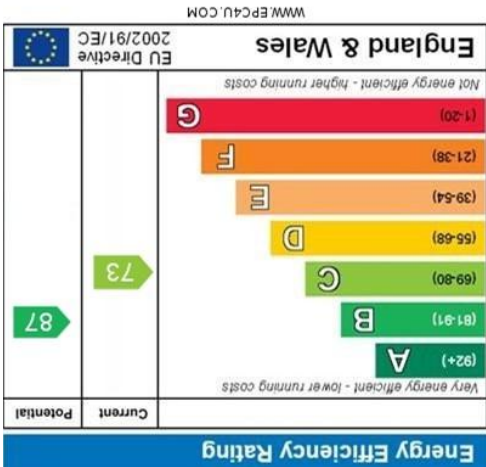


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL END TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY FOR TWO CARS
- KITCHEN DINER
- ONE BEDROOM WITH BUILT IN WARDROBES

Castleton Road, Great Barr, Birmingham, B42 2RS

Offers Over £220,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Delight in this charming end terrace family home, boasting an impressive total area of 667 square feet. This spectacular home encompasses three well-designed bedrooms, providing ample space for a growing family or accommodating guests. The property features a clean and well-maintained bathroom, fitted with a relaxing bath designed for comfort and convenience. Its floor plan includes a cozy living room on the ground floor, enhanced by the welcoming ambiance of a lovely electric log burner and a functional kitchen diner equipped with a stove, offering a perfect setup for entertaining or just enjoying a quiet night in. Upstairs, you will find the trio of bedrooms and the bathroom, providing a private retreat away from the social areas of the house. Enjoy the elegance and coziness this home extends and experience the endless possibilities it offers for transformation and customization according to desired lifestyle and needs.

HALLWAY With ceiling light point, radiator, storage cupboard housing gas metre, laminate flooring, stairs leading off and understairs storage.

LIVING ROOM 14' 3" x 9' 10" (4.34m x 3m) Bay window to front, radiator, carpeted.

KITCHEN/DINER 10' x 15' 8" (3.05m x 4.78m) Spotlights, ceiling light point, wall and base units, sink, Hotpoint electric hob, dual oven, radiator, patio doors to rear garden, door to rear garden, space for fridge freezer, space for dishwasher.

FIRST FLOOR

LANDING Ceiling light point, wall light, loft access which is insulated and part boarded.

BEDROOM ONE 11' 11" x 8' 8" (3.63m x 2.64m) Ceiling light point, window to front, radiator.

BEDROOM TWO 9' 11" x 7' 7" (3.02m x 2.31m) Ceiling light point, window to rear, radiator and built in wardrobes.

BEDROOM THREE 7' 9" x 6' 9" (2.36m x 2.06m) Ceiling light point, window to front, radiator and over stairs storage cupboard.

BATHROOM 6' 8" x 5' 8" (2.03m x 1.73m) Spotlights, bath with tiled splash backs, shower, window to rear, WC, sink with unit under, lino flooring and towel radiator.

GARDEN Paved area, lawn area, shed to rear and shared alley to rear.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely available for EE, Three, Vodafone, limited for O2 and data likely available for EE, Three, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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 4441