

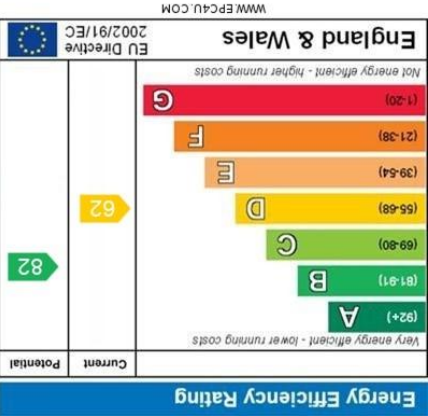


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 PLOT
- IN AND OUT DRIVE
- DESIRABLE LOCATION
- DETACHED THREE BEDROOMS
- THREE RECEPTION ROOMS
- BREAKFAST KITCHEN



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

£400,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fantastic opportunity to purchase this fabulous corner detached home on one the most desirable Roads in Castle Bromwich. This home boasts an in and out drive, three reception rooms, breakfast kitchen, three double bedrooms, landscaped rear garden and additional side garden offering the element of space to the property, the home also offers garage to finish this wonderful property. Do not miss out on viewing this opportunity. Call Green and Company to arrange your viewing.

Spacious block paved front driveway offering in and out parking, leading to:-

PORCH Access through French doors, laminate flooring and light.

HALL With laminate flooring, stairs, window to front and doors to:-

LOUNGE 10' 6" x 22' 0" (3.2m x 6.71m) With laminate flooring, electric fire with brick surround, radiator, patio door, storage cupboard and doors to dining and kitchen.

KITCHEN 9' 3" x 15' 11" (2.82m x 4.85m) With laminate stone effect flooring, radiator, window to rear, door to side, gas hob, oven, tiled splashback, wood effect units, door to snug.

DINING ROOM 9' 11" x 10' 0" (3.02m x 3.05m) Can be doubled up as a 4th bedroom and benefits from window to rear, radiator and laminate flooring.

SNUG 7' 2" x 14' 9" (2.18m x 4.5m) Off kitchen with solid wood floor, store cupboard, radiator, window to front, window to side.

LANDING With doors to all bedrooms, shower room, separate WC.

BEDROOM ONE 10' 6" x 12' 5" (3.2m x 3.78m) Window to rear, radiator, built in wardrobe.

BEDROOM TWO 9' 1" x 13' 1" (2.77m x 3.99m) Window to front, built in wardrobe, radiator.

BEDROOM THREE 7' 9" x 15' 0" (2.36m x 4.57m) With window to front, built in wardrobe, radiator.

SHOWER ROOM With laminate tile effect flooring, double tray, mixer shower, tiled cubicle, vanity sink, WC, window to rear, airing cupboard.

WC With window to rear, laminate tile effect flooring.

GARAGE 10' 3" x 21' 6" (3.12m x 6.55m) With up and over door, light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Is a generous size and landscaped with paved patio area, lawn, trees and shrubbery, rear gated access to side garden.

Council Tax Band E Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. 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 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.

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