

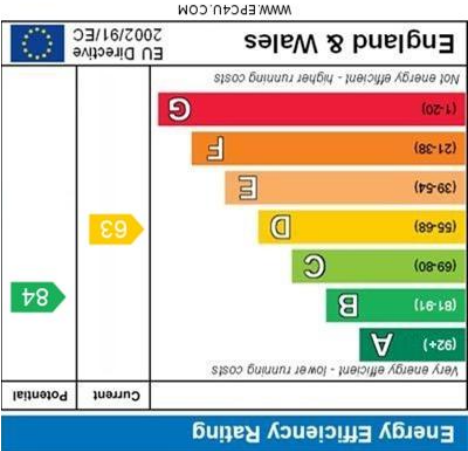
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- FOUR BEDROOM DETACHED
- SOUGHT AFTER LOCATION
- DOWNSTAIRS WC
- GARAGE
- BREAKFAST KITCHEN
- REAR GARDEN WITH AWNING

Burrow Hill Close, Castle Bromwich, Solihull,  
B36 9ED

Offers Over £325,000





## Property Description

Fantastic opportunity to acquire this Four bedroom detached home situated in a quiet cul de sac within a highly sought after location. The property offers super potential and comprises spacious lounge, breakfast kitchen, downstairs WC, four bedrooms, garden with awning and garage. Within 0.8 mile of St Mary & St Margarets Primary School, 1 mile from Parkhall Academy, 0.8 mile from The Heart of Castle Bromwich and good transport links to Birmingham Airport, Resorts World and motorways. Do not miss out on the great opportunity, Call Green and Company now to view your future home.

Approached via the quiet cul de sac to gravel driveway for multiple vehicles, entering into:-

HALL With radiator and useful downstairs Pantry Cupboard with Shelving

LOUNGE 19' 6" x 12' 1" (5.94m x 3.68m) Having feature electric fireplace, patio doors to garden, two radiators, window to rear, serving hatch to kitchen.

KITCHEN 7' 8" x 14' 11" (2.34m x 4.55m) With laminate flooring, metro style brick tiles, cooker, window to front, binds, side door to side access, serving hatch to dining area, strip light, wall and base units, sink.

DOWNSTAIRS WC Off hall having WC, sink, radiator, laminate.

FIRST FLOOR Accessed via stair case with doors to bedrooms and bathroom.

BEDROOM ONE 8' 9" x 12' 4" (2.67m x 3.76m) With window to rear, radiator, fitted wardrobe and furniture.

BEDROOM TWO 8' 8" x 10' 10" (2.64m x 3.3m) With window to front, radiator.

BEDROOM THREE 11' 0" x 8' 5" (3.35m x 2.57m) With window to front, radiator.

BEDROOM FOUR 8' 3" x 8' 7" (2.51m x 2.62m) With window to rear, radiator.

BATHROOM Having vinyl flooring, window to side, heated towel rail, three piece bathroom suite, mixer shower.

GARAGE 8' 7" x 16' 0" (2.62m x 4.88m) With up and over door, lighting and side window. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Is lovely space with feature patio, seating patio area with awning, well maintained lawn, palm tree, fenced boundaries and gated access to side.

Council Tax Band D 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, 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.

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