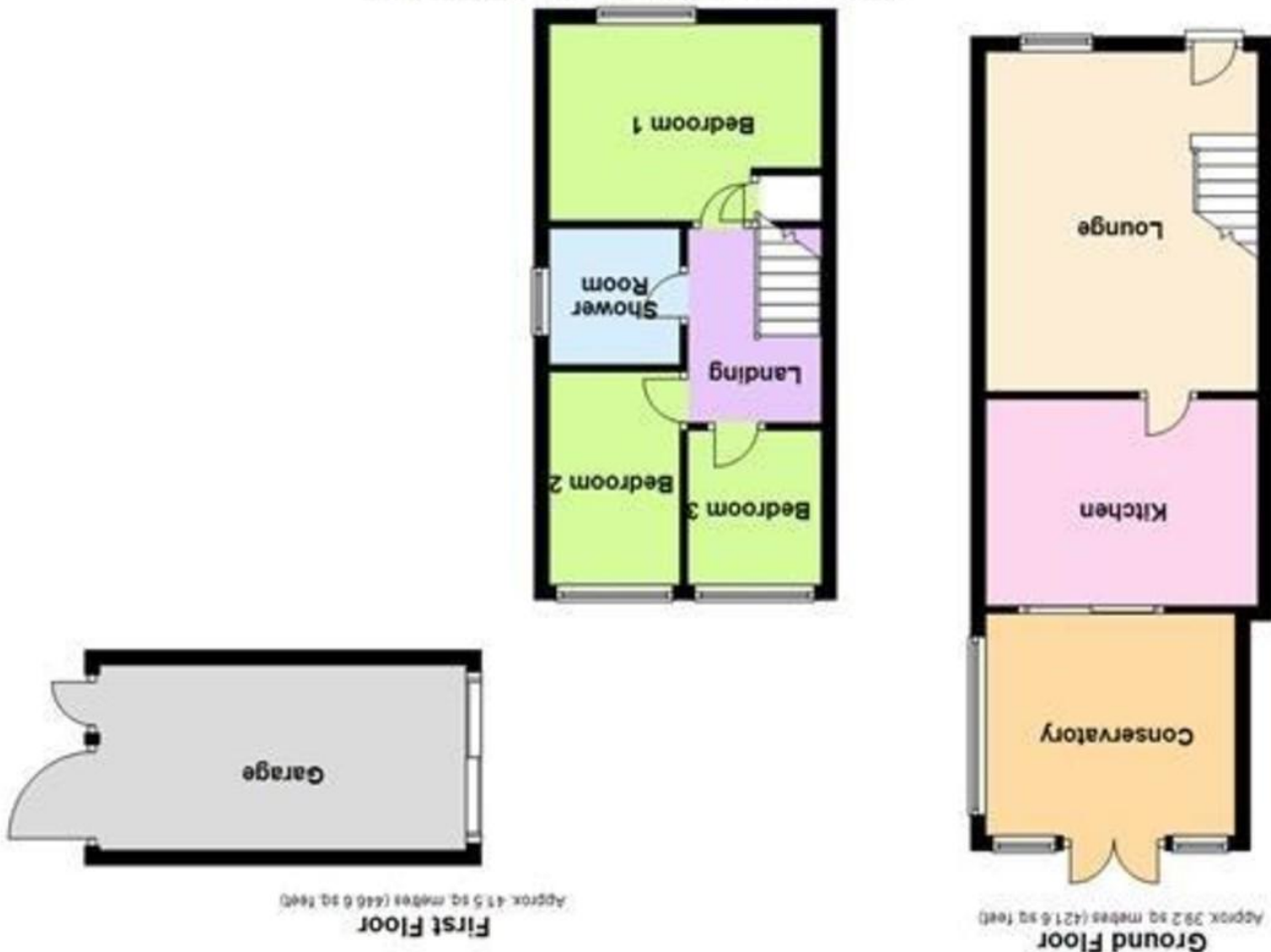
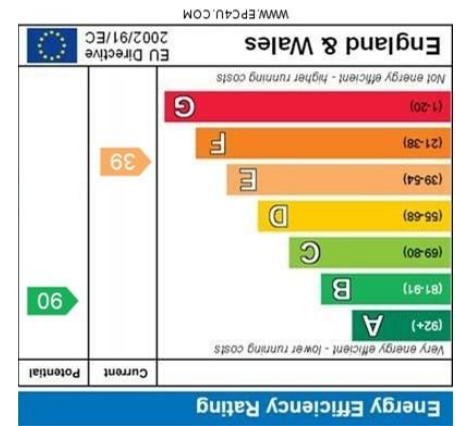


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 80.7 sq. metres (868.2 sq. feet)
 Plan produced using PlanUp



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



- WELL PRESENTED THREE BEDROOM
- SOLID WOOD FLOORING DOWNSTAIRS
- OAK DOORS THROUGHOUT
- BELFAST SINK TO KITCHEN
- INTEGRATED APPLIANCES



Chadshunt Close, Castle Bromwich, Birmingham, B36 9UB

Offers over £240,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fantastic well presented three bedroom end terraced home, this home is offers fabulous style and is ideal for first time buyers or someone looking to downsize to a home to move straight into. Benefitting solid wood floors downstairs, solid wood worktops to kitchen with Belfast sink, oak doors throughout, modern style shower room, master bedroom with wardrobes and separate garage and wrap around garden. Situated on the ever popular Parkfield Estate and with 0.1 mile of Park Hall Academy. DO NOT MISS OUT ON THE FANTASTIC OPPORTUNITY. Call Green and Company to arrange your viewing.

Located on a corner plot with lawn to front and driveway and garage to side, once in the home you will be greeted by:-

LOUNGE 15' 4" x 12' 3" (4.67m x 3.73m) With stairs in front to first floor, solid wood flooring, window to front, granite hearth with electric feature fire, useful space under stairs for furniture and oak and glass door to:-

KITCHEN 12' 3" x 9' 4" (3.73m x 2.84m) Continuing the solid wood flooring through, solid wood worktops with upstands, solid wood breakfast bar, integrated fridge, freezer, washing machine, oven, induction hob stainless backing and a selection of wall and base units and having the Belfast sink as a focal point, spotlights, patio door to:-

CONSERVATORY 11' 3" x 10' (3.43m x 3.05m) With solid wood flooring, lighting, radiator and French doors to garden.

FIRST FLOOR

BEDROOM ONE 12' 4" x 8' 6" (3.76m x 2.59m) Accessed via solid oak door, window to front with blinds, radiator, airing cupboard and double wardrobe.

BEDROOM TWO 9' 7" x 6' 2" (2.92m x 1.88m) Accessed via solid oak door, window to rear with blinds, radiator.

BEDROOM THREE 6' 9" x 5' 11" (2.06m x 1.8m) Accessed via solid oak door, window to rear with blinds, radiator.

SHOWER ROOM Accessed via solid oak door, geometric flooring, double shower tray with mixer shower, laminated wall covering in shower, back to wall furniture with WC and vanity sink, heated towel rail and window to side.

GARAGE 16' 7" x 8' 4" (5.05m x 2.54m) With patio door to rear, double doors to front, lighting, electric sockets, isolator and exposed beams for additional storage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is a spacious area as it wraps around the property and benefits from raised patio area with sleepers, pathway, lawn, selection of trees and shrubbery and fenced boundaries.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for O2, Vodafone, limited for EE, Three
 Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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

AGENTS NOTE We have been informed by the Vendor the property carries a £15 per month Charge to Sanctuary Housing for Maintenance of Grounds surrounding the home - This can be verified via the Solicitor

