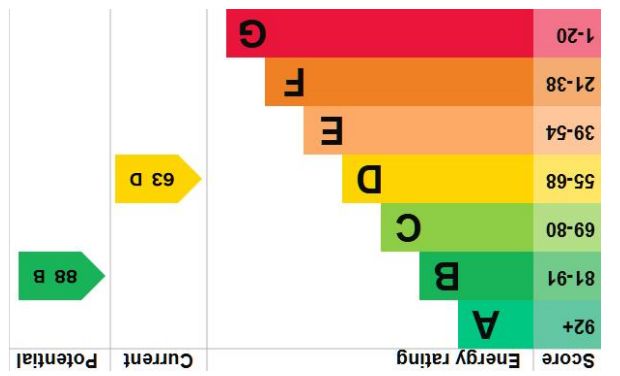


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveor.



Castle Bromwich | 0121 241 1100



- THREE BEDROOM SEMI-DETACHED
- WELL PRESENTED
- IDEAL FAMILY HOME
- GARAGE
- DRIVEWAY
- REFITTED BATHROOM

Elmfield Road, Castle Bromwich,
 Solihull, B36 0HL, B36 0HL

Offers over £300,000



Property Description

What a fantastic well presented family home located on the ever popular Elmfield Road in Castle Bromwich. Are you looking for open plan living with a modern vibe, if so you're in for a treat, from the moment you enter the driveway which is a generous size and offers parking and aesthetically pleasing lawn area, into the porch way which leads through to the hall way. Having laminate flooring flowing from hall all through to the open plan lounge, dining and kitchen which benefits from a useful utility. First floor doesn't disappoint with its refitted modern style bathroom, three bedrooms. Finishing off this wonderful home is the private rear garden and integral garage. DO NOT MISS OUT ON THIS WONDEFUL HOME! Call Green and Company to arrange your viewing.

PORCH With laminate flooring, lighting.

HALL With radiator, laminate flooring, brick style wall covering.

LOUNGE Laminate flooring, bay window, blinds, feature fire.

DINING ROOM Laminate flooring, radiator and door to garden.

KITCHEN Open plan from lounge diner with laminate flooring, breakfast bar, gas hob, window to rear, blinds, oven, metro style wall tiling, modern units, sink, lighting and door to:-

UTILITY Laminate flooring, strip light, wood effect worktop, plumbing for washing machine.

FIRST FLOOR

LANDING With window to side and doors to bedrooms and bathroom.

BEDROOM ONE With bay window to front, blinds and radiator.

BEDROOM TWO With window to rear, blinds and radiator.

BEDROOM THREE With window to front, blinds, radiator and wardrobe.

BATHROOM Benefits from being refitted with slate style wall tiles, sensor mirror, vanity unit, WC, bath, bath screen, electric shower, heated towel rail, window to rear.

GARAGE With single and double door, strip light and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN With patio area, lawn shed 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 Three, O2, Vodafone, limited for EE and data likely available for Three, Vodafone, limited for EE, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 54 Mbps. Highest available upload speed 14Mbps.

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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