

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



LEGAL READY

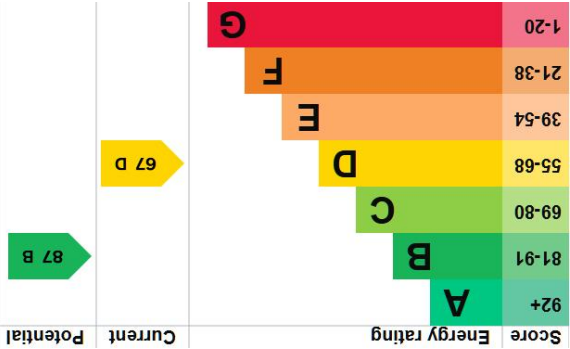
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



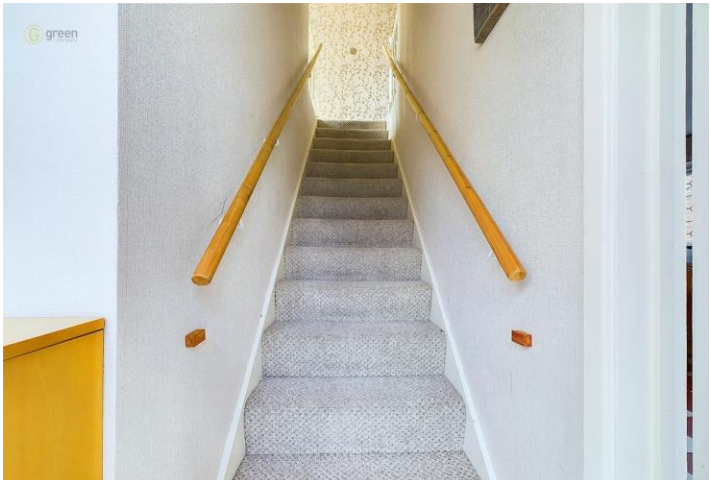
Castle Bromwich | 0121 241 1100



- AMAZING CORNER PLOT
- OFFERS POTENTIAL
- GARAGE
- EXPANSIVE GARDEN
- GENEROUS BREAKFAST KITCHEN
- SPACIOUS LOUNGE

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

Offers Over
£300,000



Property Description

Are you looking for a home with amazing potential, if so this is for you. This corner plot three bedroom detached home on the ever popular Burrow Hill Close is the ideal family home, benefitting driveway with garage, three bedrooms, shower room with fitted furniture, generous kitchen/diner, lovely lounge to front of home and the wonderful rear garden that wraps around the home offering amazing potential for the future. Located in the most desirable areas with Castle Hall Gardens within 0.2 mile and 1 mile from Parkhall Academy. Do not miss out on the opportunity by calling Green and Company to arrange your viewing.

HALL Is situated to the centre of the home with stairs to first floor, tiled floor, radiator and doors to lounge and kitchen.

LOUNGE 10' 10" x 15' 9" (3.3m x 4.8m) Is situated to front of home with bay window and flat window, blinds, gas fire, wood flooring.

KITCHEN 10' 9" x 15' 9" (3.28m x 4.8m) Which is a spacious room with tiled flooring, integrated oven, radiator, window to rear, tiled splashback, french doors, pantry cupboard, selection of wall and base units, integrated dishwasher.

FIRST FLOOR With doors to bedrooms and bathroom.

BEDROOM ONE 11' 1" x 8' 7" (3.38m x 2.62m) Situated to rear of home with window, fitted wardrobe, radiator and blinds.

BEDROOM TWO 11' 0" x 8' 7" (3.35m x 2.62m) Situated to front of home with window, radiator and blinds, wardrobe.

BEDROOM THREE 7' 11" x 7' 0" (2.41m x 2.13m) Situated to front of home with window, blinds and radiator.

SHOWER ROOM Is a generous size and benefits quadrant shower cubicle, mixer shower, back to wall furniture with WC and wash basin, heated towel rail, window to rear, blinds, spotlights, tiled walls and mirror.

GARDEN Is a expansive area which wraps around the side of the home giving a lot of potential, currently having block paved patio area, pergola, gravelled area, shed, fenced boundaries, access to garage and side gated access.

GARAGE 16' 2" x 7' 11" (4.93m x 2.41m) Benefitting from up and over door, lighting and pedestrian access to rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download

speed 16 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 1800 Mbps.
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