

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

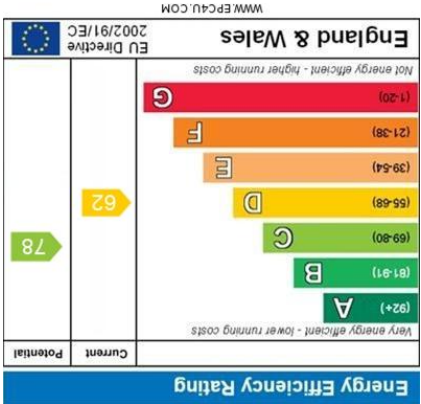


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- WELL PRESENTED HOME
- THREE BEDROOM SEMI DETACHED
- AMPLE TARMAC DRIVE
- CONSERVATORY
- BOX WINDOW TO LOUNGE AND BEDROOM ONE



Wyckham Road, Castle Bromwich , Birmingham, B36 0HT

Offers In Region Of  
£290,000





## Property Description

Fabulous well presented three bedroom semi detached home situated in the ever popular sought after Wyckham Road. The property is well presented and the cleanliness is apparent from the moment you pull up on the well maintained tarmac driveway. This Home is spacious and ideal for a first time buyer or families looking for the next step. Ample off road parking for multiple vehicles, character box windows to lounge and bedroom one, French doors leading to conservatory, modern style Kitchen with ceramic sink, three bedrooms and family bathroom, rear garden has been landscaped and is a generous space offering relaxing outdoor living. Located within 0.1 mile from local shops, amenities and transport links. This is one not to miss. Call Green and company to arrange your viewing.

Ample tarmac driveway with block paved feature for multiple vehicles and adds to the aesthetic kerb appeal.

PORCH With patio doors, tiled flooring and door leading to:-

HALL With herringbone flooring, feature glass window overlooking lounge, doors to lounge, kitchen, stairs to first floor and radiator.

LOUNGE 9' 10" x 26' 3" (3m x 8m) Well presented dual aspect room with herringbone laminate flooring, box window to front, blinds, gas feature fire, radiator and French doors to conservatory.

KITCHEN 5' 9" x 11' 4" (1.75m x 3.45m) With modern style handle less units, ceramic sink, window to side, Smeg cooker, fridge/freezer, spotlights, radiator, door to rear.

CONSERVATORY 8' 11" x 9' 3" (2.72m x 2.82m) With ceiling fan, laminate flooring, French doors to garden and blinds.

FIRST FLOOR With doors to bedrooms one, two, three, bathroom and window to side.

BEDROOM ONE 9' 5" x 14' 9" (2.87m x 4.5m) With box window to front, blinds, fitted wardrobes and radiator.

BEDROOM TWO 9' 11" x 11' 6" (3.02m x 3.51m) With window to rear, blinds, fitted wardrobe and radiator.

BEDROOM THREE 5' 8" x 7' 3" (1.73m x 2.21m) With window to front, blinds, single wardrobe and radiator.

BATHROOM Benefits from polished tiled floor, tiled walls, corner bath, BTW fitted vanity sink and wc, airing cupboard and window to rear.

GARDEN Has been landscaped with paved patio, dwarf wall feature, lawn, gravel features and further rear patio areas and side access.

Council Tax Band C - Solihull

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:  
EE and Three - Variable in-home and good outdoor  
O2 and Vodafone - Good (outdoor only)

Broadband coverage :-  
Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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