

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

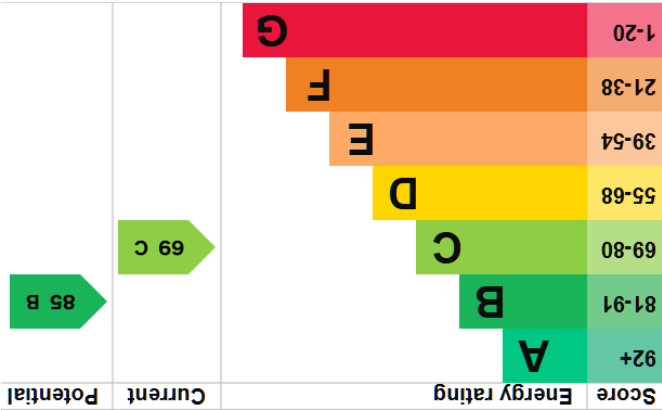


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- DESIRABLE LOCATION
- THREE BEDROOM DETACHED
- OPEN PLAN LOUNGE DINER KITCHEN
- SPACIOUS CONSERVATORY
- AMPLE BLOCK PAVED DRIVE
- QUIET CUL DE SAC

Bridgeman Croft, Castle Bromwich,
Birmingham, B36 0AF

Offers Over £350,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Wonderful three bed detached home situated In this fabulous quiet cul-de-sac in Castle Bromwich. Having fantastic kerb appeal and nestled in the corner with ample parking on the expansive block paved driveway, open plan lounge, diner and kitchen, spacious conservatory, three double bedrooms, family bathroom, lovely landscaped rear garden and integral garage. Situated with 0.1 mile from local shops, amenities and transport links. This is a rare opportunity to acquire this wonderful detached home, it wont be around long, Call Green and Company now to arrange your viewing and to not miss out.

Approached via the quiet cul-de-sac onto ample block paved driveway with double side access, garage and porch.

PORCH With wood effect vinyl flooring, half wood panelling, radiator and door to:-

LOUNGE 11' 0" x 25' 3" (3.35m x 7.7m) Benefitting window to front, blinds, marble fire surround and heart, radiator with door to stairs and leading to:-

DINING AREA With wood effect vinyl flooring, window to side, blinds, radiator, patio doors with blinds and opening to:-

KITCHEN 9' 7" x 8' 10" (2.92m x 2.69m) Is fitted with Howdens modern style units with contrasting stone effect worktop, vinyl wood effect flooring, space for cooker, sink and drainer, extractor, glass splashback, spotlights, window to rear, blinds, door to side access.

CONSERVATORY 19' 0" x 8' 9" (5.79m x 2.67m) Is a spacious room with tiled flooring, dwarf brick wall base, french doors to garden and wall lights.

FIRST FLOOR Is accessed via lounge with inner hallway with cloaks space and stairs to first floor. Landing has window to side with stain glass feature, doors to bedrooms, bathroom and WC.

BEDROOM ONE 10' 0" x 12' 8" (3.05m x 3.86m) Is situated to the rear of the home, fitted wardrobes with sliding doors, window to rear with blinds and radiator.

BEDROOM TWO 9' 11" x 12' 1" (3.02m x 3.68m) Window to front, blinds, radiator, fitted wardrobes.

BEDROOM THREE 8' 9" x 9' 3" (2.67m x 2.82m) Having window to front, blinds and radiator.

BATHROOM Is renovated to a modern standard with free standing bath, wash basin, quadrant shower cubicle, mixer jet shower, heated towel rail, fully tiled walls, and laminate flooring, window to rear with blinds.

WC Is a separate room with laminate flooring, half tiling, window to side and WC.

GARAGE 7' 7" x 15' 10" (2.31m x 4.83m) Is accessed via a pedestrian door off side access, having lighting, up and over garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is a wonderful Landscaped haven with well maintained lawn, pathway, seating area, landscaped rockery feature and double side access one with two sheds.

Council Tax Band E Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed

17Mbps. 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 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 event ual 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