

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- THREE BEDROOM SEMI DETACHED
- REFITTED MODERN SHOWER ROOM
- DUAL ASPECT LOUNGE DINER
- SEPARATE GARAGE
- SPACIOUS LANDING



Whateley Crescent, Castle Bromwich,  
 Birmingham, B36 0DP

Offers In Excess Of  
 £280,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

What a fantastic opportunity to acquire this well presented three bedroom semi detached home in this desirable location in Castle Bromwich. The property benefits from spacious well presented lounge dining room dual aspect with bay window and French door, refitted modern style shower room, three bedrooms with wardrobes to master, natural light with window to landing and separate garage. Close to local shops, amenities and schools. This is one not to miss. Call Green and company to arrange your viewing.

Approached via shared access to rear garage and block paved driveway for multiple vehicles into:-

STORM PORCH With door into:-

HALL With laminate wood effect flooring, radiator, half wall panels leading up stairs to first floor.

LOUNGE DINING 27' x 12' max 10' 6" min (8.23m x 3.66m max 3.2m min) Offering an element and class and style with bay window to front, blinds, gas fire with surround, into laminate flooring in dining room with French doors to rear and radiator.

KITCHEN 10' 11" x 7' 10" (3.33m x 2.39m) Benefitting from wood effect worktop, integrated fridge freezer, tiled flooring, tiled splashbacks, sink, double oven, electric hob, radiator, boiler, spotlights, window to rear and door to garden.

LANDING With feature panelling and is of a spacious nature with window to side, doors to bedrooms and shower room.

BEDROOM ONE 15' 4" x 7' 7" to wardrobe (4.67m x 2.31m) Benefitting from bay window to front, radiator and fitted wardrobes and cupboards.

BEDROOM TWO 11' 4" x 10' 1" (3.45m x 3.07m) With window to rear, radiator and feature wall covering.

BEDROOM THREE 8' 6" x 8' 6" (2.59m x 2.59m) With window to front with blind, laminate and feature radiator.

SHOWER ROOM Recently refitted with modern design and space offering quadrant shower cubicle with black mixer shower, fully tiled

cubicle in stone effect, laminate black stone effect flooring, vanity unit with bowl sink, bidet, WC, heated towel rail and spotlights.

GARAGE (Unmeasured) With electric and 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 quaint space offering block paved seating area, pathway, lawn and rear paved area leading to shed with electric.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.  
 Broadband Type = Superfast Highest available download speed 46Mbps. Highest available upload speed 12Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Virgin Media, Openreach

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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