

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
1-20	G		
21-38	F		
39-54	E		
55-68	D	66 D	
69-80	C		
81-91	B		85 B
92+	A		

Castle Bromwich | 0121 241 1100



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN/DINER
- DOUBLE GLAZING
- CENTRAL HEATING



Coleshill Road, Hodge Hill, Birmingham, B36 8BQ

Offers In Region Of
 £325,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Located in an urban area with strong local community ties, this charming semi-detached property is in good condition and perfect for families or couples seeking a comfortable living space. The property boasts three reception rooms, each offering unique features such as large windows, a fireplace, and access to a garden, ideal for relaxing or entertaining guests.

The property features a spacious kitchen with dining space and ample natural light, creating a welcoming atmosphere for cooking and dining. The three bedrooms offer a variety of living arrangements, with two double bedrooms both enjoying spacious layouts and natural light, while the single bedroom provides flexibility for guests or a home office.

The bathroom is equipped with built-in storage and a heated towel rail for added convenience. Outside, the property includes a garden with a BBQ area, perfect for outdoor gatherings or simply enjoying the fresh air. With public transport links, nearby schools, local amenities, and green spaces all within reach, this property offers a well-rounded living experience in a desirable location.

PORCH Leading to the front door.

HALLWAY 15' 11" x 5' 10" (4.85m x 1.78m) Having stairs to the first floor landing, doors to the kitchen, lounge and the play room, radiator, metre cupboard and storage cupboard under the stairs.

LOUNGE 15' 07" x 10' 06" (4.75m x 3.2m) Having a gas fire and surround, radiator, double glazed patio doors to the rear and door to the dining room.

DINING ROOM 11' 06" x 10' 06" (3.51m x 3.2m) Having a radiator and a double glazed bay window to the front.

KITCHEN/DINER 17' 08" x 10' 00" (5.38m x 3.05m) Having a double glazed window to the rear, wall draw and base units with roll top work surfaces, splash back tiling, space for a washing machine and a tumble dryer, space for a free standing cooker, central heating boiler, double glazed patio door to the rear garden, double glazed obscure window to the side.

MULTI PURPOSE ROOM 17' 04" x 7' 05" (5.28m x 2.26m) Having a double glazed bay window to the front, radiator and storage cupboard. This room offers the potential for a fourth bedroom, play room, family entertainment room or office space.

FIRST FLOOR LANDING 9' 04" x 5' 11" (2.84m x 1.8m) Having a double glazed obscure window to the side, doors to all bedrooms, bathroom and the WC and a hatch for loft access.

BEDROOM ONE 15' 01" x 10' 05" (4.6m x 3.18m) Having a double glazed bay window to the front and a radiator.

BEDROOM TWO 11' 05" x 9' 09" (3.48m x 2.97m) Having a double glazed window to the rear and a radiator.

BEDROOM THREE 7' 07" x 5' 11" (2.31m x 1.8m) Having a double glazed window to the front and a radiator.

BATHROOM 9' 03" x 5' 11" (2.82m x 1.8m) Having a panel bath with shower over, splash back tiling, two wash hand basins, storage units, heated towel rail, extractor fan and a double glazed obscure window to the rear.

SEPERATE WC 4' 07" x 3' 01" (1.4m x 0.94m) Having a low level WC, double glazed obscure window to the side and a radiator.

FRONT OF THE PROPERTY Having off road parking for cars.

REAR GARDEN Being mainly laid to lawn, paved areas, fenced boundaries, decking area and tree, shrub borders. The garden also has access to a storage cupboard on the side of the property.

Council Tax Band C - Birmingham City Council

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

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 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.

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