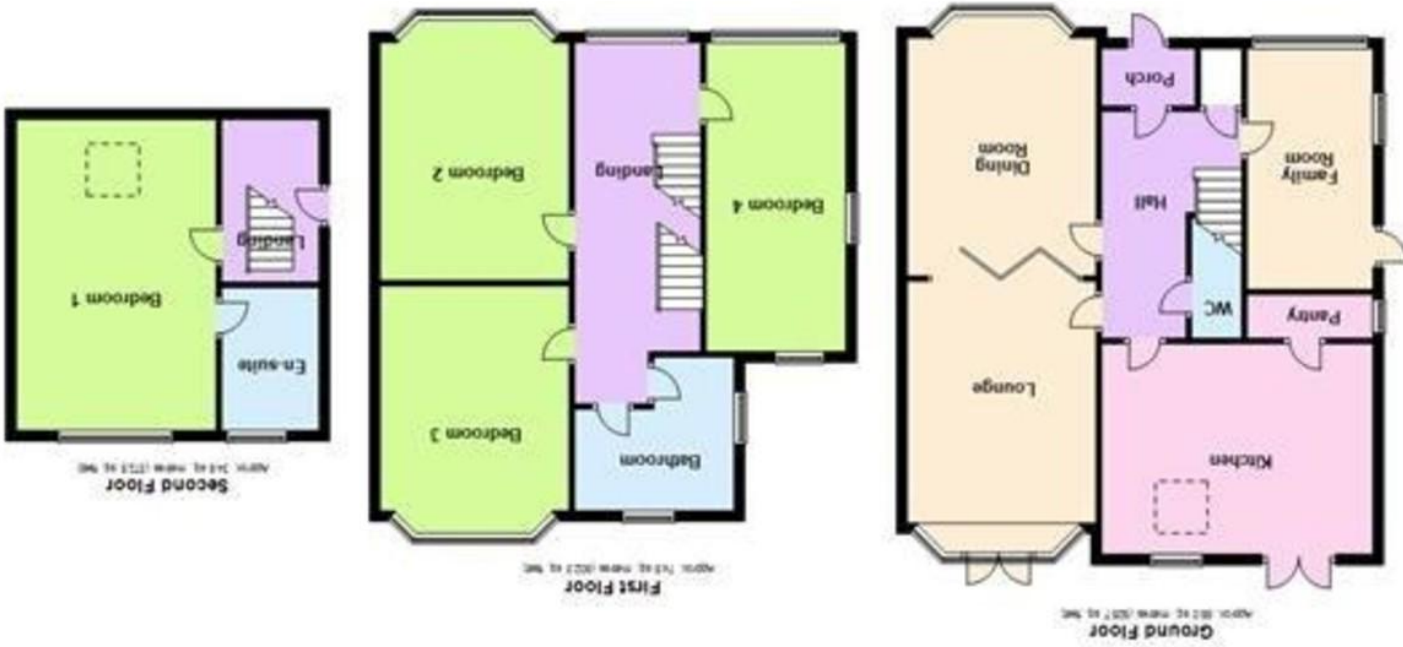
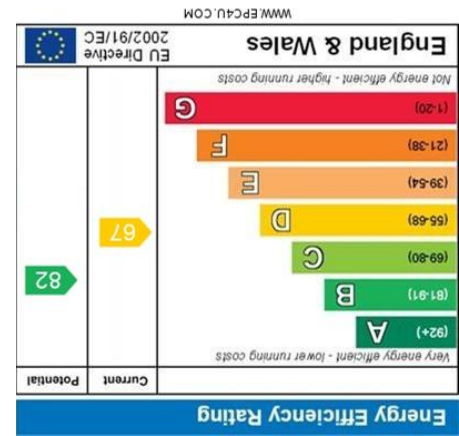


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area approx 195.1 sq metres (2100.5 sq feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- CASTLE BROMWICH VILLAGE
- IN AND OUT DRIVE
- 1930'S DETACHED
- RECENTLY RENOVATED
- MASTER ENSUITE
- SPACIOUS BATHROOM WITH SEPARATE SHOWER

Chester Road, Castle Bromwich, Birmingham, B36 9BU

Offers In Excess Of
 £580,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Presenting an impressive 1930's detached property situated in the sought after Castle Bromwich Village. This remarkable residence boasts four spacious bedrooms, with the master bedroom notably renovated and benefitting from an en-suite. The other three double bedrooms are generously proportioned and awash with natural light, with two of them offering built-in wardrobes for extra convenience.

The property features a stunning open-plan kitchen, complete with a kitchen island, built-in pantry, and a range cooker. The natural light flooding in through the French doors and Rear window, also a Velux window enhances the warm ambiance of this heart of the home.

The home comprises two well-appointed reception rooms, each featuring a fireplace, high ceilings, and wooden floor to Dining Room thus adding a traditional charm to these areas. The second reception room offers a delightful garden view and direct access to the garden, perfect for indoor-outdoor living.

The property's main bathroom is a luxurious haven with a free-standing bath, walk-in shower, and heated towel rails, all newly refurbished to a high standard.

Unique features of the home include high specification decor throughout, ample parking, and Three Reception rooms. An added highlight is the in-and-out drive and a well-maintained garden, providing additional outdoor space for relaxation or play.

The property is situated in a vibrant location with excellent public transport links, nearby schools, local amenities, and green spaces. It is also within a strong local community boasting historical features and walking routes. It's an ideal home for families, providing a perfect blend of modern living, comfort, and convenience.

Accessed via the generous gated block paved in and out drive suitable for multiple vehicles and landscaped lawn and borders, into porch with original stone effect flooring then door into:-

HALLWAY Which is of a spacious nature and starts the flow of luxury with oak doors throughout the entire home, limestone flooring greets you and flows through to the kitchen, oak and black bannister with stairs to first floor, doors to lounge, dining, family room, kitchen, WC and cloakroom.

DINING ROOM 16' 5" x 11' 11" (5m x 3.63m) Situated at front of the home with bay window to front, wood floor, gas stove, brick hearth, radiator, oak and glass tri fold door opening to:-

LOUNGE 16' 2" x 11' 11" (4.93m x 3.63m) Another generous room and giving access to rear garden through French doors with bay style windows, gas coal effect fireplace with tiled hearth and radiator:-

KITCHEN 17' 1" x 16' (5.21m x 4.88m) Having limestone flooring leads you through to this spacious room where you are greeted with quartz worktops with contrasting units, kitchen island, range cooker, extractor fan, spotlights, metro style tiling, ceramic double sink, window to rear, French doors to rear, feature radiator, velux window, oak door leading to pantry with boiler and shelving.

FAMILY ROOM 15' 2" x 7' 11" (4.62m x 2.41m) Benefiting LVT flooring, radiator, side door to side access and window to front.

WC Having mosaic feature wall, WC and corner sink.

FIRST FLOOR Accessed via oak and black bannister to landing with oak doors to bedrooms, two, three, four, bathroom where you are greeted by stain glass window to front of property adding to the original feel, also benefitting from spotlights.

BEDROOM TWO 16' 5" x 10' to wardrobe (5m x 3.05m) Comprising bay window to front, laminate flooring, radiator and fitted wardrobes.

BEDROOM THREE 15' 11" x 12' (4.85m x 3.66m) With laminate flooring, bay window to rear, fitted wardrobes and radiator.

BEDROOM FOUR 16' 8" x 8' 10" (5.08m x 2.69m) With windows to front, side and rear, laminate flooring and radiator.

BATHROOM Benefits from two oak doors, free standing bath, walk in shower with screen and mosaic flooring, two heated towel rails, mixer shower, windows to rear and side, WC, wash basin, spotlights, fully tiled flooring and wall tiling.

SECOND FLOOR

BEDROOM ONE 19' 7" x 12' 7" (5.97m x 3.84m) With spotlights, velux window to front, window to rear, two radiators, wardrobe space and oak door to:-

EN SUITE With LVT flooring, walk in shower tray, glass screen, mixer shower, heated towel rail, back to wall WC, floating vanity unit with wash basin and window to rear.

GARDEN Is in keeping with the house with its spacious nature benefitting block paved patio area leading onto well tended lawn surrounded by a selection of trees and shrubbery.

Council Tax Band E Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 21Mbps. Highest available upload speed 1Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
Networks in your area - Virgin Media, Openreach

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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