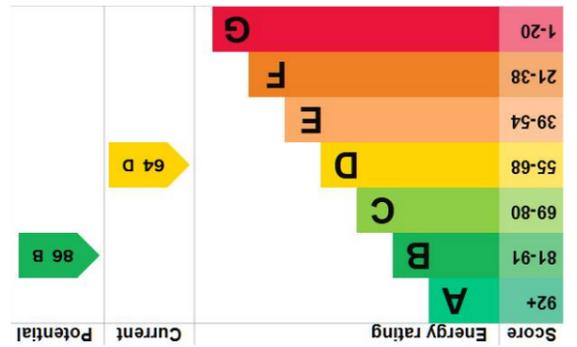


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- SPACIOUS LIVING OVER THREE FLOORS
- FAMILY ROOM
- DOWNSTAIRS WC
- INTEGRAL GARAGE
- UTILITY ROOM
- PRIVATE REAR GARDEN

Camden Close, Castle Bromwich, Birmingham, B36 9BY

Offers In Region Of
 £275,000



Property Description

What a fabulous three storey town house situated in one of the most sought after locations in Castle Bromwich. This home offers an abundance of space with three bedrooms, family room, spacious lounge diner, kitchen, utility, garage and well presented and maintained rear garden. Located in Castle Bromwich village and within 0.5 mile from shops, amenities and transport links, you do not want to miss out on this wonderful home, call Green and Company to arrange your viewing.

Driveway suitable for off road parking, into tiled porchway with door to downstairs WC with wash basin and window to front with blinds, door into garage.

HALLWAY Is a well presented area and offers laminate flooring, radiator, understairs storage and door to:-

FAMILY ROOM 15' 6" x 10' 4" (4.72m x 3.15m) Offering laminate flooring, radiator, patio door to garden.

Stairs to first floor with doors to lounge, kitchen and utility room.

LOUNGE 15' 5" x 10' 4" (4.7m x 3.15m) With dining area (8' 6" x 6' 1" - 2.60m x 1.86m) is a spacious room with window to rear with shutters, radiator, dining area benefits laminate wood effect flooring, radiator and serving hatch to kitchen.

KITCHEN 8' 5" x 11' 9" (2.57m x 3.58m) With wood effect vinyl flooring, integrated oven and microwave, gas hob, spotlighting to pelmets, window to front, blinds, room accessed via sliding door.

UTILITY ROOM 6' 7" x 4' 6" (2.01m x 1.37m) Benefits from vinyl flooring, window to front and boiler.

Stairs to second floor with doors to bedrooms and bathroom.

BEDROOM ONE 8' 7" x 16' 2" (2.62m x 4.93m) Benefitting from wardrobes, window to rear, blinds, radiator and spotlighting.

BEDROOM TWO 8' 5" x 13' 1" (2.57m x 3.99m) Benefitting from radiator, window to front, blinds, wall feature panels.

BEDROOM THREE 6' 8" x 10' 5" (2.03m x 3.18m) Window to rear, blinds, radiator.

BATHROOM Benefitting tiled wall and flooring, window to front, airing cupboard, mixer shower over bath and WC and sink.

GARAGE 8' 6" x 18' 9" (2.59m x 5.72m) Benefitting single and double door, lighting and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is a private area with lawn, fenced boundaries, plants and trees.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. 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 1800Mbps. Highest available upload speed 220Mbps.



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

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

