

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



**LEGAL READY**

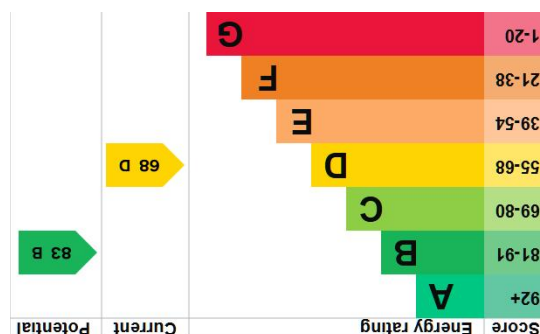
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyancer.



Castle Bromwich | 0121 241 1100



- SOUGHT AFTER LOCATION
- LANDSCAPED REAR GARDEN
- THREE BEDROOM SEMI-DETACHED
- SPACIOUS LOUNGE DINER
- OFF ROAD PARKING
- REAR PARKING

Hurst Lane North, Castle Bromwich, Birmingham, B36 0EY

Offers Over £280,000





## Property Description

Amazing opportunity to acquire this lovely three bedroom semi detached home situated on Hurst Lane North. This is one desirable location with schools situated with 0.1 mile. Local shops and amenities within 0.2 mile. The home offers off road parking, porch, spacious lounge diner, kitchen, three bedrooms and family bathroom. Rear garden in a generous size with lawn and rear parking with double gates. Do not miss out by calling Green and Company to arrange your viewing.

Accessed via Hurst Lane North with off road parking for two vehicles and entrance to porch.

**HALL** With laminate flooring, stairs to first floor, door to kitchen and lounge and downstairs cloaks cupboard.

**LOUNGE** 17' 1" x 9' 11" (5.21m x 3.02m) With laminate flooring, electric feature fire with surround, wall lights, patio doors, blinds, dining area with window to rear, blinds, serving hatch to kitchen and radiator. Dining area (9' 8" x 6' 2" (2.95m x 1.88m))

**KITCHEN** 12' 7" x 6' 7" (3.84m x 2.01m) With wood effect tiling, wood effect worktop and units, three way spotlight, fridge, freezer, integrated oven, two ring electric hob, extractor, tiled splashback with mosaic border, window to side and door to side.

**LANDING** With window, cupboard with boiler, wall lights, doors to bedrooms and bathroom and loft access.

**BEDROOM ONE** 13' 0" x 10' 1" (3.96m x 3.07m) With laminate flooring, window to rear, blinds, wardrobe and radiator.

**BEDROOM TWO** 10' 10" x 8' 9" (3.3m x 2.67m) With laminate flooring, window to front, blinds, built in wardrobe, radiator.

**BEDROOM THREE** 8' 3" x 6' 8" (2.51m x 2.03m) With laminate flooring, window to rear, blinds, radiator and storage cupboard.

**BATHROOM** With laminate flooring, heated towel rail, tiled walls, bath, electric shower, screen, mirror cabinet, spotlights and shaver point, window.

**GARDEN** Is well maintained and landscaped with paved patio area, lawn, raised sleeper borders, gate and fence, gravel with fish pond and pergola, rear paved area with double gates.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.



Broadband Type = Superfast Highest available download speed 62 Mbps. Highest available upload speed 19Mbps.  
 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

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