

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 Conveyer.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED THREE BEDROOM
- OAK DOORS THROUGHOUT
- UNDERFLOOR HEATING
- FAMILY KITCHEN AREA
- CONSERVATORY WITH VELUX
- DOWNSTAIRS WC

Bentley Road, Castle Bromwich, Birmingham,

B36  
0ES

Offers In Region Of  
£325,000



## Property Description

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

Are you looking for a fabulous family home in one of the most desirable roads in Castle Bromwich. This home really does offer everything you need! A wonderfully presented home with oak doors throughout, underfloor heating in kitchen and conservatory, separate reception room with bay window, downstairs WC and utility, fantastic modern bathroom with separate shower, three bedrooms and wonderful expansive rear garden. Not forgetting original stain glass front door and windows. Located in this sought after location with local shops, amenities and transport links within 0.2 mile. Do not miss out on the chance to call this home, Call Green and Company to arrange your viewing.

Driveway which is block paved and offers fantastic kerb appeal with stain glass front door entering the well presented hallway.

HALL With tile flooring, spotlights, radiator, stairs to first floor and oak doors to reception and kitchen.

RECEPTION ROOM 10' 6" x 10' 9" (3.2m x 3.28m) With laminate flooring, oak door, electric feature fire with surround, panel feature radiator, wall lights and bay window to front.

KITCHEN FAMILY ROOM 19' 0" x 11' 2" (5.79m x 3.4m) Is a fabulous room and benefits from underfloor heating to kitchen area, modern units, five ring gas hob, spotlights, feature radiator, integrated dishwasher, integrated fridge and freezer, oven, glass splashback, extractor, larder cupboard, french doors to conservatory, wood effect flooring, oak door to utility area and open to:-

FAMILY ROOM With laminate flooring, electric feature fire, spotlights, wall lights, french doors to garden.

CONSERVATORY 10' 2" x 10' 11" (3.1m x 3.33m) With laminate flooring, underfloor heating, selection of units with wood worktop, velux windows to ceiling, french doors to garden.

INNER HALLWAY With door to side access and oak doors to:-

WC With tiled flooring, metro style tiles to wall, wood panelling, spotlights, feature radiator, WC and vanity sink.

UTILITY AREA 6' 10" x 5' 8" (2.08m x 1.73m) Benefits sink, worktop, plumbing for washing machine, tiled wood effect flooring, metro style wall tiles and wood panelling, door into:-

GARAGE 7' 1" x 7' 5" (2.16m x 2.26m) Which is used as storage with lighting and garage door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING With laminate flooring, window to side and doors to bedrooms and bathroom.

BEDROOM ONE 10' 5" x 11' 1" (3.18m x 3.38m) Situated at front of home with bay window with stain glass feature, oak door, spotlights, radiator and fitted wardrobe.

BEDROOM TWO 9' 1" x 14' 5" (2.77m x 4.39m) Located at rear of home with window, laminate flooring, radiator, fitted wardrobe, spotlights and oak door.

BEDROOM THREE 6' 5" x 6' 9" (1.96m x 2.06m) With triangle window to front with stain glass feature, laminate flooring, radiator and oak door.

BATHROOM Has that WOW factor as soon as you enter through the oak door, with bath, walk in shower with tiled inset shelf, tiled wood effect flooring, spotlights, vanity sink, WC, heated radiator with mirror, window to side and rear.

GARDEN Is an expansive area and well landscaped with Indian sandstone patio area, well maintained lawn area with dwarf wall leading to additional lawned area up to rear space for decked area, fenced boundaries.



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, O2, Vodafone, limited for EE and data likely available for Three, Vodafone, limited for EE, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 78 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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