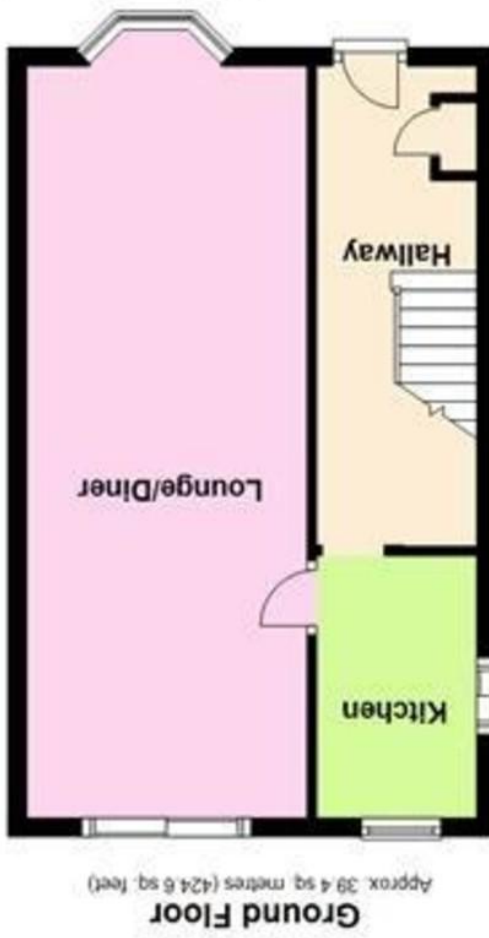


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 78.9 sq. metres (849.2 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanUp



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

Castle Bromwich | 0121 241 1100



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- SHOWER ROOM
- CENTRAL HEATING

Selworthy Road, Castle Bromwich,  
 Birmingham, B36 0HR

Offers In Excess Of  
 £230,000

## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\* Welcome to this charming semi-detached property located in a quiet and family-friendly neighbourhood in Castle Bromwich. This home offers great potential for those looking to create their dream living space.

With three bedrooms, this property is ideal for families and couples alike. The master bedroom boasts an abundance of natural light, creating a bright and airy atmosphere. The second bedroom is a spacious double room that also benefits from natural light. The third bedroom is a cozy single room, perfect for a child or a home office.

The property features a Shower room with a convenient shower cubicle. The kitchen and reception room offer an exciting opportunity for renovation and customization according to your personal tastes and preferences.

Outside, you will find a delightful garden, a unique feature of this home. It provides a space to relax, entertain guests, or indulge in gardening activities.

Situated in a sought-after location, this property benefits from being close to nearby schools, local amenities, and green spaces. The area is known for its strong local community and offers plenty of walking routes, perfect for exploring the surroundings.

This semi-detached property offers endless possibilities for those looking to put their personal touch on their new home. Don't miss the opportunity to create your dream living space in this fantastic location. Contact us today to arrange a viewing and begin your journey towards making this property your own.

**HALLWAY** 17' 00" x 5' 08" (5.18m x 1.73m) Having a cupboard housing metres, stairs to first floor landing, access to the kitchen and door to the lounge/diner.

**KITCHEN** 12' 08" x 6' 00" (3.86m x 1.83m) Having wall, draw and base units, work surfaces, splash back tiling, sink and drainer with taps, space for a free standing cooker, double glazed window to the rear and a double glazed door to the side.

**LOUNGE/DINER** 26' 08" x 9' 11" (8.13m x 3.02m) Having two radiators, double glazed bay window to the front and double glazed patio doors to the rear.

**FIRST FLOOR LANDING** 7' 06" x 5' 08" (2.29m x 1.73m) Having a double glazed window to the side of the property, loft access via a hatch and doors to all bedrooms and the shower room.

**MASTER BEDROOM** 13' 11" x 10' 00" (4.24m x 3.05m) Having a double glazed bay window to the front and a central heating boiler.

**BEDROOM TWO** 11' 07" x 10' 00" (3.53m x 3.05m) Having a double glazed window to the rear and a radiator.

**BEDROOM THREE** 7' 04" x 5' 08" (2.24m x 1.73m) Having a double glazed window to the front and a storage heater.

**SHOWER ROOM** 8' 05" x 5' 09" (2.57m x 1.75m) Having a shower cubicle, hand wash basin, low level WC, extractor fan, towel rail, radiator and a double glazed obscure window to the rear.

**REAR GARDEN** Being mainly laid to lawn, fenced boundaries, paved areas, side access to the front, shrub, plants and trees and a gate to the playing field behind the property.

**FRONT OF THE PROEPRTY** Having a paved path to the front door, lawn areas, side gate to the rear, wall boundaries and shrubs and trees.

Council Tax Band C Solihull Metropolitan Borough Council

Predicated mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available 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 43 Mbps. Highest available upload speed 11Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.  
 Networks in your area - Openreach, Virgin Media

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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