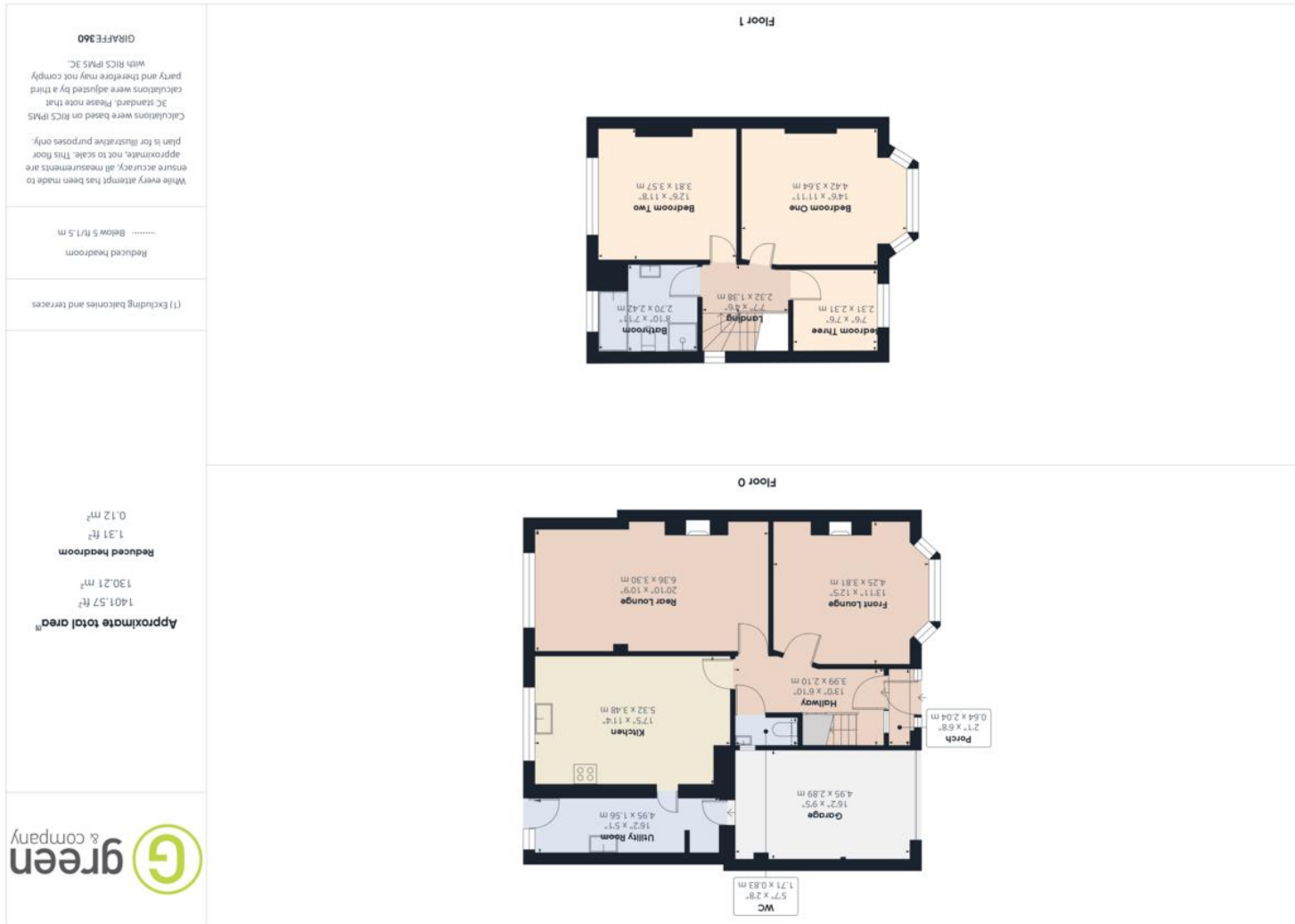


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



LEGAL READY

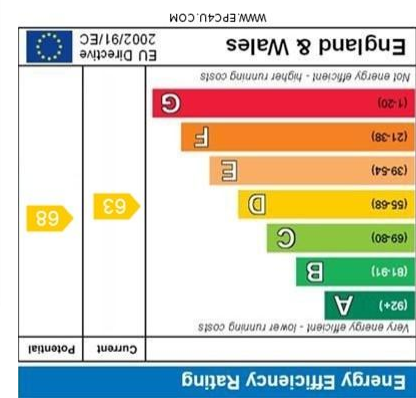
"How does this help me?"

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.

You feel free to relay this to your Solicitor or License Conveyancer.



Castle Bromwich | 0121 241 1100



- WONDERFUL FAMILY HOME
- THREE BEDROOMS
- FANTASTIC VICTORIAN STYLE BATHROOM
- FABULOUS MODERN KITCHEN DINING
- TWO LIVING ROOMS

Old Croft Lane, Birmingham, B36 0AR

Offers In Region Of
 £400,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

"WOW is all I can say about this Wonderful Family Home situated on Old Croft Lane in Castle Bromwich, With views of The Green and having a luxury vibe throughout each room, you really don't want to miss out on this fabulous home. From the satin glass feature window in the hall to two living rooms, family kitchen dining, utility, three wonderful bedrooms and very classy Victorian style bathroom, This home offers everything you need for a three bedroom home in one of the most desirable locations. Call Green and Company now to arrange your viewing, don't miss out.

Generous driveway with concrete print for multiple vehicles and lawn feature surrounded with dwarf wall.

HALL Very welcoming and starts the luxury feel surrounding the home, having stain glass window to front, oak front door, radiator, under stairs storage, door to wc, door to front lounge, rear lounge and kitchen.

FRONT LOUNGE 13' 11" x 12' 5" (4.24m x 3.78m) Lovely room with bay window to front, gas feature fire with cast iron surround and granite hearth, radiator.

REAR LOUNGE 20' 10" x 10' 9" (6.35m x 3.28m) A spacious room with window to rear, gas feature fire with cast iron surround and granite hearth, radiator.

KITCHEN 17' 5" x 11' 4" (5.31m x 3.45m) Another wonderful room with laminate tile effect flooring, Howden modern kitchen, wood effect work top, AEG appliances including induction hob, oven, integrated dishwasher, integrated fridge and freezer, extractor fan and stainless splash back, composite sink, window to rear, blinds and spotlights and radiator.

UTILITY 16' 2" x 5' 1" (4.93m x 1.55m) Having matching Howdens kitchen, spotlights, sink, radiator, door to rear and door to garage.

WC Benefits from tiled floor, radiator, sink and wc.

FIRST FLOOR LANDING Has window to side and doors to bedrooms one, two, three and bathroom.

BEDROOM ONE 14' 6" x 11' 11" (4.42m x 3.63m) Situated to the front of the home with bay window, spotlights and radiator.

BEDROOM TWO 12' 6" x 11' 8" (3.81m x 3.56m) Situated at the rear of the home with window, radiator and spotlights.

BEDROOM THREE 7' 6" x 7' 6" (2.29m x 2.29m) Situated at front of home with window and radiator.

BATHROOM Is a fabulous room and has that Victorian vibe with bath, wc, sink, separate shower cubicle with mixer shower, chequered flooring, spotlights, window to rear, metro style white tiles with black contrasting border.

GARAGE 16' 2" x 9' 5" (4.93m x 2.87m) Door to front and lighting with power points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN is a expansive area and benefits from two patio areas one close to the house and one to rear of garden with pathway connecting the two with lawned area, a selection of trees, shrubbery and fenced boundaries

Council Tax Band D - Solihull



Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for Three, O2 and Vodafone, limited for EE

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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