

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



- WONDERFULLY PRESENTED HOME
- THREE BEDROOM SEMI DETACHED
- OAK DOORS THROUGHOUT
- OAK AND GLASS STAIRS
- DETACHED GARAGE

Water Orton Road, Castle Bromwich,
 Birmingham, B36 9HA

Offers Over £300,000



Property Description

WOW come and take a look at this wonderful three bedroom semi detached home in this most sought after location. This home really WOWs from the point of entering the porchway where you are greeted with the amazing stain glass oak front door, the hall continues the theme with oak and glass doors to lounge diner, modern refitted kitchen and is blessed with a downstairs wc. First floor with oak and glass stairway leads to three bedrooms and crisp refitted shower room, finishing off this amazing home is the peaceful haven of a rear garden with patio and slate seating areas giving access to the detached garage. Do not miss out on viewing this fabulous home by calling Green and Company to arrange your viewing,

Block paved driveway of a generous size suitable for multiple vehicles and leading down shared access to garage.

PORCH With geometric floor tiling, spotlight and oak door to hall.

HALL Accessed through stain glass feature oak front door with complimentary stain glass side panels, laminate wood flooring, oak and glass stairs with pull out storage, oak and glass doors to kitchen and lounge, oak door to wc, radiator.

LOUNGE DINING 10' 3" x 14' 10" (3.12m x 4.52m) PLUS 10' 1" x 10' 6" (3.07m x 3.2m) Accessed through oak and glass door with dining to front of home with bay window, radiator and laminate wood effect flooring, lounge area to rear of home with bay style windows and door to garden, radiator.

KITCHEN 7' 3" x 15' 9" (2.21m x 4.8m) Refitted to a high standard and accessed through oak and glass door, with laminate wood effect flooring, modern style units with wood effect contrasting worktop with upstands, five ring gas hob, extractor, metro style tile splash back, double oven / microwave, integrated washing machine, integrated tumble drier, ceramic sink and drainer, spotlights, pull out larder cupboards and spice rack cupboards, Worcester boiler, feature radiator, window to side, window to rear and door to rear.

WC Accessed through oak door and benefitting geometric floor tiling, wc with attached sink and tap, tiled splashback and window to side.

LANDING With window to side, loft hatch and doors to bedroom one, two, three and shower room.

BEDROOM ONE 10' 1" x 10' 11" (3.07m x 3.33m) Accessed through oak door, bay window to front, radiator.

BEDROOM TWO 10' 3" x 15' 3" (3.12m x 4.65m) Accessed through oak door, bay window to rear, radiator.

BEDROOM THREE 8' 5" x 8' 0" (2.57m x 2.44m) Accessed through oak door, window to rear, radiator.

SHOWER ROOM Is renovated to a high standard with access through oak door, walk in shower tray, mixer shower, vanity unit with sink, wc, heated towel rail, tiled floors and walls, spotlighting, mirror cabinet with Bluetooth connection and demist.

GARAGE 14' 5" x 8' 1" (4.39m x 2.46m) With up and over door, side pedestrian door to garden, window to side with blinds. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN ROOM 15' 6" x 7' 8" (4.72m x 2.34m) (Subject to Separate Negotiation) is situated to rear of garden with French doors, front windows, electric / power.

GARDEN A lovely space with paved patio area leading to lawn area with purple slate seating space, fenced boundaries and garden room to rear.



Council Tax Band D- Solihull

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

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

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 18 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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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