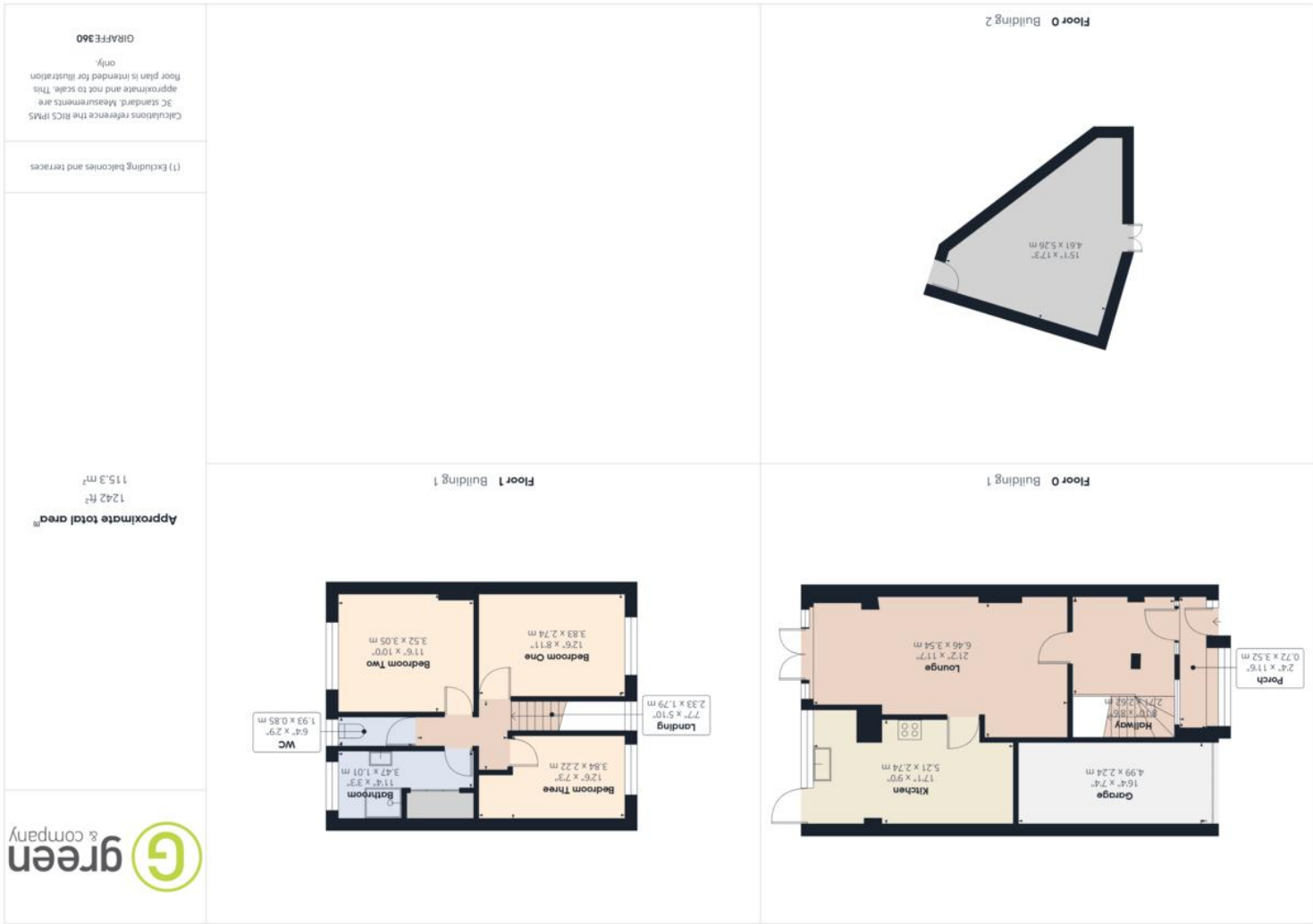


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

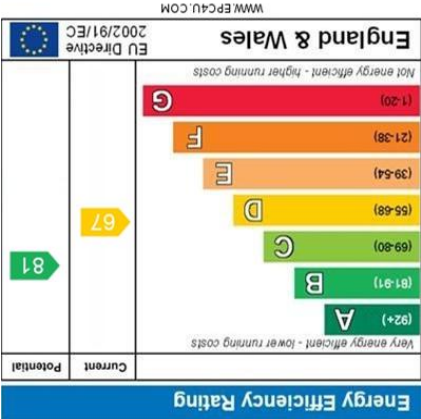


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- AMAZING GARDEN
- IDEAL LOCATION
- BLOCK PAVED DRIVE
- THREE BEDROOMS
- EXTENDED LOUNGE
- BREAKFAST KITCHEN

Carlton Mews, Castle Bromwich, Birmingham, B36 0AD | Offers Over £280,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Wow what an impressive position for a home and what a garden! – This three bedroom semi detached home set in the lovely cul de sac on Carlton Mews, located just off Chester Road with ideal access to local shops, amenities and transport links. NOW if you are looking for a home with amazing potential and already great layout then this is for you, downstairs offers extended lounge and kitchen diner, spacious porch, hall and integral garage. First floor offers three bedrooms and spacious family shower room with separate WC. Then ideal finishing touch to this home is the amazing wrap around garden with arched feature and garden room. Do not miss out on this wonderful opportunity by calling Green and Company to arrange your viewing.

Approached in the corner in an ideal position with block paved driveway entering into spacious porch.

PORCH With laminate flooring, bay window to front and wall light, door to:-

HALL With laminate flooring, radiator, understairs storage, window to front, stairs to first floor and door to lounge.

LOUNGE 21' 2" x 11' 7" (6.45m x 3.53m) Which is extended and benefits from laminate flooring, electric fire with marble effect surround, wall lights, two radiators, french doors to garden and door to kitchen.

KITCHEN 17' 1" x 9' 0" (5.21m x 2.74m) Is a spacious room with dining area, entered through oak and glass door, travertine laminate tiled effect flooring, radiator, integrated fridge/freezer, gas cooker, sink and plumbing for washing machine, wood effect worktop, contrasting wall and base units, mosaic tiling, window to rear and door.

FIRST FLOOR With loft access and doors to bedrooms, shower room, WC and amazing stain glass window.

BEDROOM ONE 12' 6" x 8' 11" (3.81m x 2.72m) With window to front, radiator, laminate flooring and fitted wardrobe.

BEDROOM TWO 11' 6" x 10' 0" (3.51m x 3.05m) With window to rear, laminate flooring, radiator and fitted wardrobe.

BEDROOM THREE 12' 6" x 7' 3" (3.81m x 2.21m) With window to front, laminate flooring, radiator, overhead storage, spotlights.

SHOWER ROOM Is a generous room with two airing cupboards, geometric vinyl flooring, heated towel rail, back to wall vanity furniture with wash basin, offset quadrant tray and cubicle, laminate wall panels, mixer shower, window to rear.

WC Is separate and offers geo metric flooring, WC and window to rear.

GARAGE 16' 4" x 7' 4" (4.98m x 2.24m) Is integral and offers up and over door, lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is an amazing space with two gardens separated via a well maintained feature archway, lawns are well presented and offer pruned trees and shrubbery, there is gated side access and a wonderful garden room currently being used as workshop however can be converted to games room, man cave, salon as it benefits from doors and electric.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE, O2 - Variable in home, good outdoor
Three - Good in home and outdoor
Vodafone - Good (outdoor only)

BBroadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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.

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