

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



- THREE BEDROOM SEMI DETACHED
- DOWNSTAIRS WC
- DOUBLE GATES TO DRIVE
- GARAGE
- CONSERVATORY
- ENGINEERED WOOD TO LOUNGE

6 Kings Croft, Castle Bromwich, Birmingham, B36 0JX

£270,000



Property Description

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

Amazing opportunity if you are first time buyer, investor or a family looking to upsize to this desirable location in Castle Bromwich. Situated on Kings Croft off Windsor Road, this home is wonderful with block paved and tarmac frontage, double gates to garage, porch, downstairs w.c lounge diner with engineered wood flooring, conservatory, three bedrooms and family bathroom and low maintenance garden. Within 0.5 mile to shops, amenities and transport links, Do not miss out by calling Green and Company to arrange your viewing.

Approached via Windsor Road onto Kings Croft to tarmac drive with block paved pedestrian frontage, double gates leading to garage.

PORCH With tiled floor and spotlight.

HALL With laminate flooring, radiator, stairs, wc and door to lounge.

LOUNGE 11' 2" x 14' 9" plus 6' 9" x 10' 6" (3.4m x 4.5m) With engineered wood flooring, radiator, window to front with blinds, marble hearth and electric fire, dining area to rear with radiator, French doors to conservatory, door to kitchen.

KITCHEN 7' 3" x 10' 3" (2.21m x 3.12m) With tiled floor, wall and base units, five ring gas hob, oven, integrated fridge, freezer and dishwasher, metro tiled splash backs, pantry cupboard under stairs, door to side and window to conservatory.

CONSERVATORY 14' 5" x 12' 9" (4.39m x 3.89m) Spacious room with tiled floor, radiator, French doors to garden with blinds, door to garage.

FIRST FLOOR LANDING Window to side with blinds, loft access, doors to bedrooms one, two, three, bathroom and airing cupboard.

BEDROOM ONE 5' 11" x 13' 3" (1.8m x 4.04m) Window to front, blinds, mirror sliding fitted wardrobes, radiator.

BEDROOM TWO 7' 10" x 9' 5" (2.39m x 2.87m) Window to rear, blinds, sliding fitted wardrobes and radiator.

BEDROOM THREE 6' 1" x 9' 7" (1.85m x 2.92m) Window to front, blinds, radiator and single built-in cupboard including boiler.

BATHROOM 6' 2" x 5' 5" (1.88m x 1.65m) Window to rear, tiled floor, mosaic glass shelf, tiled walls around bath, feature glass mosaic wall, mixer shower, p-shaped bath with bath screen, wc, sink and heated towel rail.

GARAGE 8' 3" x 17' 3" (2.51m x 5.26m) Accessed from drive through double gates up and over door, lighting, sink unit and pedestrian door to conservatory. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Low maintenance with block paved effect flooring, sleeper feature planter, selection of plants, trees and shrubbery with fenced boundaries.

Council Tax Band C - Solihull



Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor, variable in-home

O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area:- 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 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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