



## 40 New Street, Birmingham, B36 9AP Offers in excess of £210,000

\*\* OFFERED WITH NO ONWARD CHAIN - MID TERRACE HOME \*\*

Located in the heart of Castle Bromwich village lies this attractive mid terrace home alongside similar cottages which enjoys plenty of space and has been a loving home to the current owner.

The large suburban village is part of the Solihull Metropolitan council and along with some history, is a popular area north east of the city of Birmingham. Access into the city is convenient with the M6 a short distance away and access to Lea Hall \* Water Orton railway stations for those looking to commute. This area which has plenty of local amenities, shops, bars, restaurants, schools and leisure facilities will appeal to many and we strongly suggest a visit.

The accommodation on offer in this home briefly consists: Entrance into dining room with bay fronted window and central fireplace, formal lounge, kitchen with base and wall units and some integrated appliances. A utility area, lobby, downstairs WC and conservatory complete the ground floor living space. Stairs then lead to the first floor landing with two generous bedrooms with the bathroom leading from bedroom two.

A garden to the rear with flower beds and patio to enjoy.



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

