

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



LEGAL READY

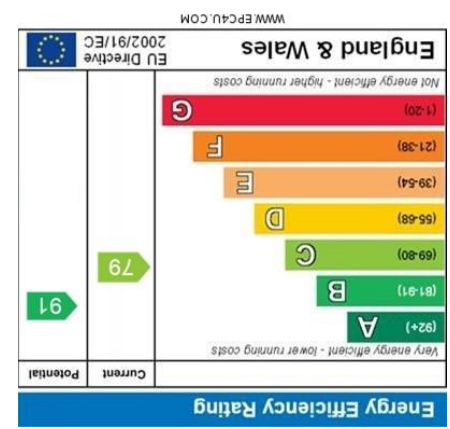
"How does this help me?"

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.

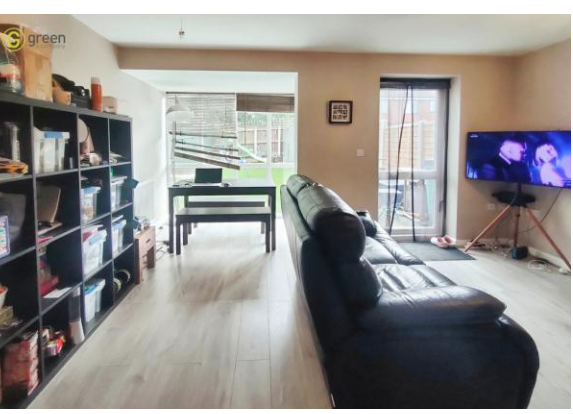
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.

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



Castle Bromwich | 0121 241 1100



- RARE STYLE THREE BEDROOM SEMI DETACHED
- NEW BUILT STYLE
- USEFUL CARPORT
- REAR GARDEN
- MASTER BEDROOM WITH WARDROBES



Greenfinch Road, Smiths Wood, Solihull, B36 0QX,

Offers In Region Of
 £250,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Amazing opportunity to acquire the rare semi detached new build style home with useful side carport for covered parking. Three double bedrooms all with natural light with master benefitting from en suite and wardrobes. Downstairs offers kitchen, spacious lounge, downstairs WC and ample garden space. Also offering solar panel for added energy efficiency. Do not miss out on this wonderful opportunity, local amenities and transport links within 0.1 mile. Call Green and Company to arrange your viewing.

Tandem driveway to side of property and carport for covered parking.

Front door into hallway with laminate flooring, radiator, side window, understairs storage and doors to kitchen, lounge and downstairs WC.

LOUNGE 16' 10" max x 14' 8" (5.13m x 4.47m) With unique extended window area to rear, door to garden, laminate flooring, two radiators and blinds.

KITCHEN 9' 11" x 8' 1" (3.02m x 2.46m) Tiled flooring, wood effect units, contrasting worktop, window to front with blinds, gas hob, integrated oven, extractor, radiator, modern style splashback tiling.

WC Is a spacious room with tiled floor, WC, sink and pedestal.

Stairs to first floor with generous landing offering doors to bedrooms one, two, three and bathroom.

BEDROOM ONE 14' 10" x 8' 4" (4.52m x 2.54m) With real wood flooring, wardrobe, window to rear, radiator and ensuite.

ENSUITE Offers tiled floor, shower cubicle with mixer shower, WC, sink.

BEDROOM TWO 11' x 9' (3.35m x 2.74m) Situated at front with window, wood effect flooring, radiator, built in wardrobe, boiler cupboard.

BEDROOM THREE 10' 8" x 9' 3" (3.25m x 2.82m) Dual aspect room sitting over the carport, window to front and rear, radiator, laminate flooring, loft access.

BATHROOM Offering tiled feature wall, laminate slate effect flooring, bath, bath screen, WC, sink and pedestal, useful detachable tiled bath panel.

GARDEN Is of ample size and offers decked seating area, lawn and fenced boundaries.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three, and data available but limited for EE, Three, O2, Vodafone



Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 18Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 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