

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



**LEGAL READY**

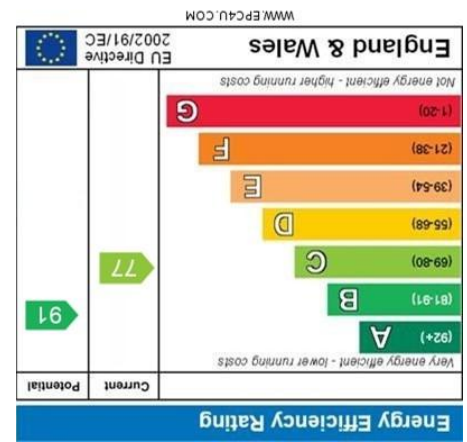
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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.

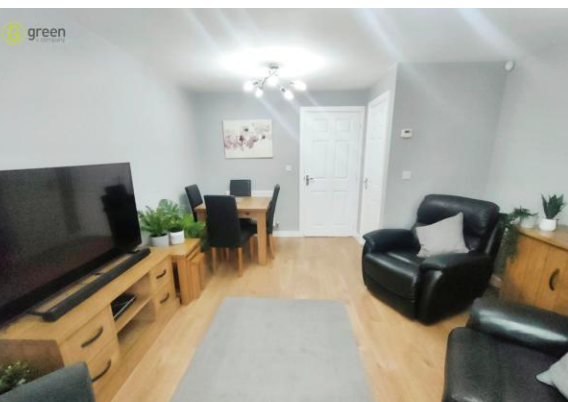
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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.

You feel free to relay this to your Solicitor or License Conveyer.



Castle Bromwich | 0121 241 1100



- DOUBLE DRIVEWAY
- DOUBLE GATES TO REAR PARKING
- GARAGE
- DOWNSTAIRS WC
- IDEAL FIRST TIME BUYER HOME

Greenfinch Road, Smithswood, Birmingham, B36 0QX

Offers Over £250,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Amazing opportunity to acquire the rare semi detached new build style home with generous double driveway suitable for multiple vehicles and double gates to secure rear parking. Three bedrooms to first floor with wardrobes to bedroom three. Downstairs offers kitchen, spacious lounge, downstairs WC and ample garden space, garage also adorns this well presented home. 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.

Approached via fenced and gated pedestrian access with slate features, double driveway which is tarmac upto garage and blockpaving with double gates to rear garden.

Entering into well presented home via:-

**HALLWAY** With laminate flooring, radiator, stairs to first floor, doors to kitchen, lounge and WC.

**LOUNGE** 16' 3" x 12' 3" (4.95m x 3.73m) Spacious room with laminate flooring, french doors to rear, two radiators, two feature lights, useful store cupboard with reaches downstairs.

**KITCHEN** 13' 7" x 8' 5" max 5' 7" min (4.14m x 2.57m max 1.7m min) With vinyl flooring, full length box window with blinds, brick effect tiled splash back, gas hob, integrated oven, extractor, wood effect units with cream doors, radiator and useful drinks station.

**WC** Is a spacious size with vinyl flooring, radiator, sink, extractor and WC.

**FIRST FLOOR** With doors to bedrooms, shower room and airing cupboard, also with radiator.

**BEDROOM ONE** 12' 3" x 11' 7" max 9' 1" min (3.73m x 3.53m max 2.77m min) Master bedroom is a generous size with box window with blinds, feature light, radiator and smaller window to front with blinds.

**BEDROOM TWO** 10' 5" x 5' 7" (3.18m x 1.7m) With window to rear, roman blind, radiator.

**BEDROOM THREE** 7' 2" x 6' 4" (2.18m x 1.93m) With vinyl flooring, radiator, window to rear, blinds, wardrobes.

**SHOWER ROOM** Has been refitted and offers double tray with shower screen, mixer shower, vanity unit and sink, WC, feature radiator, marble effect wall tiling, vinyl flooring.

**GARDEN** Offers the wow factor for space and is well landscaped and presented, decked seating area outside the lounge which is covered for all year round alfresco dining, block paved rear drive behind double gates, well maintained lawn and access to rear of garage.

**GARAGE** 16' 6" x 9' (5.03m x 2.74m) With up and over door, pedestrian door and exposed rafters suitable for storage and also features lighting and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C 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 6Mbps. Highest available upload speed 0.7Mbps.  
 Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 16Mbps.



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

