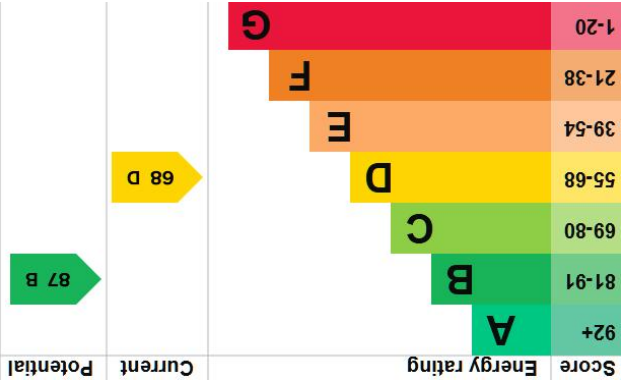


- VERY WELL PRESENTED
- THREE BEDROOM SEMI DETACHED
- SOLID BAMBOO FLOORING
- SEPARATE SHOWER IN BATHROOM
- LOW MAINTENANCE GARDEN



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.

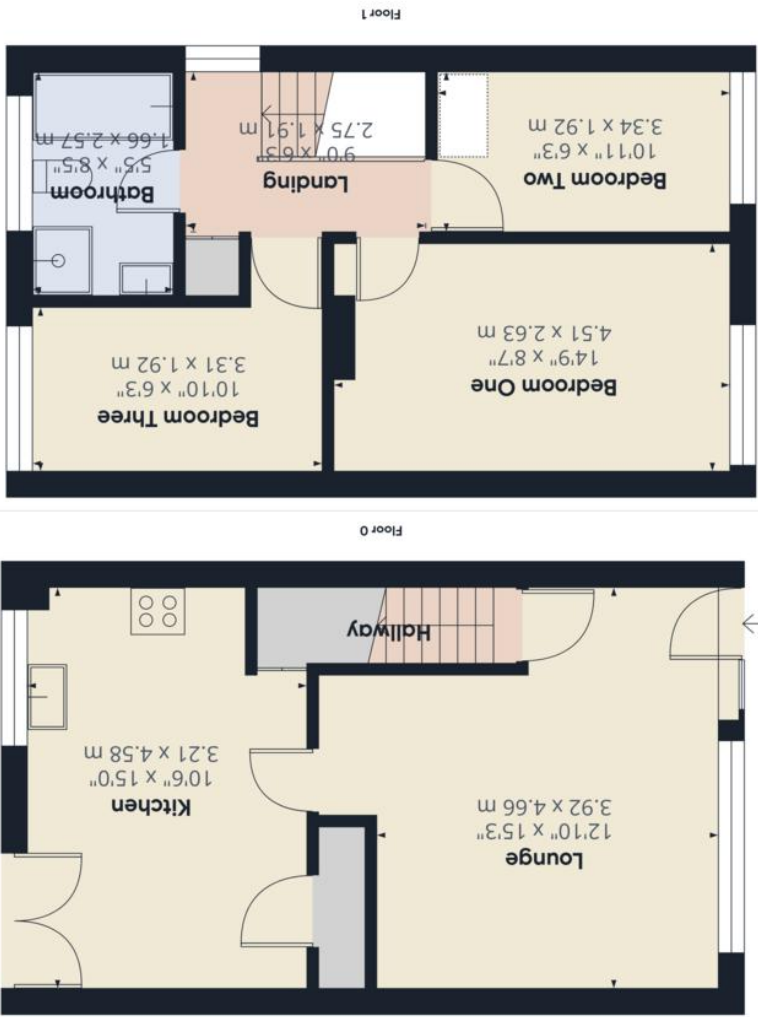
Please feel free to relay this to your Solicitor or License Conveyor.

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.

LEGAL READY

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



Approximate total area 750 ft<sup>2</sup> 69.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

green & company





## Property Description

Fantastic three bedroom semi detached home on the ever popular Tamar Drive. Perfect first time buyer home or even an investor looking to add to their portfolio. Decorated to a high standard and benefits from solid bamboo flooring throughout the downstairs, spacious lounge, kitchen diner leading onto garden, three bedrooms to first floor and family bathroom with separate shower cubicle. Rear garden is low maintenance with decking and gravel which leads down to single garage at rear of property. Don't delay on this one, Call Green and Company to arrange your viewing.

Aesthetically please frontage with low maintenance front garden area with gravel and paved pathway and front door into:-

LOUNGE 12' 10" x 15' 3" (3.91m x 4.65m) With solid bamboo flooring, radiator, window to front with blind, door to stairs, door to kitchen and wall lighting.

KITCHEN 10' 6" x 15' 0" (3.2m x 4.57m) With solid bamboo flooring continued from lounge, french doors to garden, pantry cupboard, understairs storage cupboard, window to rear with blinds, washing machine, dishwasher, cooker, wood units, tiled splashback.

LANDING With window to side, airing cupboard with boiler (Fitted 12 months ago).

BEDROOM ONE 14' 9" x 8' 7" (4.5m x 2.62m) With window to front, blinds and radiator.

BEDROOM TWO 10' 11" x 6' 3" (3.33m x 1.91m) With window to front, blinds, wardrobe, radiator.

BEDROOM THREE 10' 10" x 6' 3" (3.3m x 1.91m) With laminate flooring, window to rear, blinds and radiator.

BATHROOM Benefits from separate quadrant cubicle, electric shower, bath, WC, wash basin, window to rear, heated towel rail, tiled walls, vinyl flooring.

GARDEN Is landscaped to be low maintenance with decked area, gravel, sleeper borders, selection of trees and shrubbery and rear gated access, garden also benefits from side access with gated front and back for security.

GARAGE Is situated at rear of garden and has door to front.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, Vodafone, limited for EE, O2 Broadband coverage - Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps. 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.

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WANT TO SELL YOUR OWN PROPERTY? CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100