

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



LEGAL READY

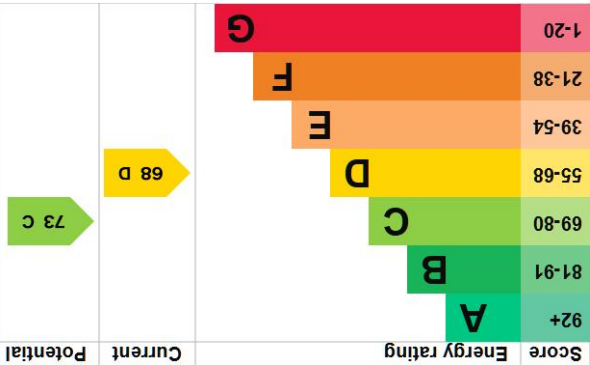
"How does this help me?"

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 Conveyer.



Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- VERY WELL PRESENTED
- GENEROUS LOUNGE
- LOVELY STAIRCASE WITH LIGHTING
- THREE BEDROOMS

Falkland Way, Smithswood, Birmingham, B36 0LX

£185,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

What a lovely well presented, clean and crisp home ideal for first time buyers or even investor looking for a portfolio addition. This really is a lovely home and is spacious for families and couples alike. Gated frontage leading to porchway into welcoming hall, generous lounge, kitchen diner, three bedrooms and refitted shower room, the garden benefits from covered decked veranda seating area and leads down to a gardeners paradise with amazing foliage. Call Green and Company to arrange your viewing.

Accessed via gated frontage into porch.

PORCH With tiled floor, storage cupboard and wood panelled ceiling and wall.

HALL With laminate flooring, door to lounge and kitchen, lovely wood stairs with lighting to first floor.

LOUNGE 11' 11" x 13' 7" (3.63m x 4.14m) With window to front, laminate flooring and radiator.

KITCHEN 8' 8" x 18' 8" (2.64m x 5.69m) With tiled flooring to dining area, radiator, door to garden and opening to kitchen with polished laminate flooring, tiled splashback, wood units, sink, window to rear, gas hob, oven, spotlights and pantry cupboard.

LANDING Accessed via amazing wood stairs with lighting, mirror wardrobe storage, laminate flooring and loft access.

BEDROOM ONE 9' 6" x 10' 7" (2.9m x 3.23m) With window to rear, blinds, laminate flooring, fitted wardrobe, double wardrobe, radiator.

BEDROOM TWO 12' 2" x 11' 1" (3.71m x 3.38m) With window to front, blinds, spotlight, laminate flooring and radiator.

BEDROOM THREE 8' 11" x 7' 7" (2.72m x 2.31m) With window to front, blinds, laminate flooring, radiator and spotlight.

SHOWER ROOM Is refitted and luxurious with tiled flooring, back to wall vanity sink and WC, tiled shelf, glass mosaic features, spotlights, shower tray, electric shower, heated towel rail, tiled walls and window to rear.

GARDEN Has decked covered veranda leading down to a gardeners paradise with a selection of trees and shrubbery, trellis and wooden archway.

Council Tax Band A Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE, O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps.

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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