

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



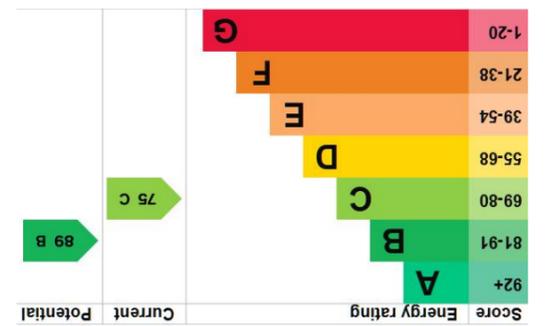
LEGAL READY

"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 Conveyancer.



Castle Bromwich | 0121 241 1100



- MID TERRACED HOME
- THREE BEDROOMS
- LOUNGE
- FITTED KITCHEN DINER
- IDEAL FIRST TIME BUYER HOME
- FRONT AND REAR GARDENS



Marcos Drive, Smiths Wood, Birmingham, B36 9ND

Offers In Region Of £160,000



Property Description

***DRAFT DETAILS A WAITING VENDOR**

Fabulous first time buyer opportunity to acquire this spacious three bedroom mid terrace home, having fenced off private front garden and private rear garden - The property briefly comprises of porch, entrance hallway, guest WC, kitchen diner, three good size bedrooms and family bathroom. Located in the ever popular Marcos Drive, within 0.5 mile of local shops, amenities and transport links, DO NOT MISS OUT on the wonderful home.

Viewing is regarded as essential to appreciate the size and standard of accommodation on offer.

Entrance is via a double glazed door leading to porch.

PORCH Having further storage cupboard and doorway leading into the hallway.

HALLWAY Having central heating radiator, ceiling light point, storage area and door to guest WC.

GUEST WC Having double glazed obscure window to the front elevation, low level flush w.c unit and hand wash basin.

KITCHEN DINER 15' 3" x 9' 11" (4.65m x 3.02m) Being fitted to comprise a range of wall and base units with roll top work surface, sink and drainer, double glazed window to front elevation, breakfast bar area, space and plumbing for a washing machine and space and plumbing for a dishwasher.

LOUNGE 15' 11" x 9' 11" (4.85m x 3.02m) Having two ceiling light points, coving to ceiling, central heating radiator and single glazed door and window leading into the Garden.

FIRST FLOOR

LANDING Having loft access, ceiling light point and doors off to all bedrooms and bathroom.

BEDROOM ONE 12' 4" x 9' 7" (3.76m x 2.92m) Having double glazed window to the front elevation, ceiling light point and central heating radiator.

BEDROOM TWO 12' 11" x 9' 7" (3.94m x 2.92m) Having double glazed window to the rear elevation, ceiling light point and central heating radiator.

BEDROOM THREE 8' 00" x 6' 11" (2.44m x 2.11m) Having double glazed window to the rear elevation, ceiling light point and central heating radiator.

BATHROOM Being fitted with a side panelled bath with overhead electric shower, pedestal hand wash basin, low level flush WC unit, central heating radiator and airing cupboard housing combination boiler.

OUTSIDE

REAR GARDEN Having a raised decked area with further feature stoned area and the remainder being laid to lawn with fencing.

FRONTAGE Having lawn area with the remainder being stoned and leading to front door.

Council Tax Band A Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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.

