

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

Castle Bromwich | 0121 241 1100



- MODERN STYLE INTERIOR
- RENOVATED TO HIGH STANDARD
- THREE BEDROOM SEMI DETACHED
- GARAGE
- MODERN BATHROOM WITH SEPARATE SHOWER

Armstrong Drive, Smithswood, Birmingham, B36 9NL

£260,000



Property Description

Fabulous opportunity to acquire this well presented three bedroom semi detached home which is finished to a very high standard, offering modern décor and spacious living, oak doors throughout, media wall. Modern well presented kitchen diner, three bedrooms and renovated family bathroom with separate shower. Garage and rear garden finish this wonderful home. Situated in the ever popular Armstrong Road, do not miss out on this call Green and Company to arrange your viewing.

Tarmac drive offers off road parking for two vehicles with access to garage and door to:-

PORCH With LVT flooring, useful storage cupboard for shoes, wall lights and oak door to:-

LOUNGE 14' 11" x 14' 2" (4.55m x 4.32m) Is a generous room with LVT herringbone flooring, bay windows to front, wood window sill, two feature radiators, media wall with electric feature flame fire, opening to staircase leading to first floor, oak french doors to:-

KITCHEN DINER 10' 4" x 15' 1" (3.15m x 4.6m) With LVT herringbone flooring, feature radiator, spotlights, french doors to rear with perfect fit blinds, modern Howdens kitchen with composite worktops with upstands, integrated dishwasher, integrated fridge freezer, integrated tumble drier, integrated washing machine, induction hob, integrated oven and microwave, glass splash, under countertop lighting, sink and drainer, breakfast bar, window to rear, blinds and wood window sill.

FIRST FLOOR With stainless handrail, oak and stainless balustrade with window to side, oak doors to bedrooms, bathroom and loft hatch.

BEDROOM ONE 14' 8" x 8' 6" (4.47m x 2.59m) With oak door, window to front, blinds, radiator, spotlights, feature wall panelling and fitted wardrobe.

BEDROOM TWO 11' 0" x 5' 7" (3.35m x 1.7m) With oak door, window to rear, blinds, laminate flooring, feature wall panelling and radiator.

BEDROOM THREE 10' 9" x 6' 3" (3.28m x 1.91m) With oak door, window to front, blinds, radiator, feature wall panelling and wardrobe.

BATHROOM Is renovated and has style about it with wood effect vinyl flooring, fully tiled walls, bath, WC, wash basin, shower cubicle, electric shower, window to rear, blinds and oak door.

GARDEN Is a generous space with paved patio area, lawn, rear block paved seating area and fenced boundaries.

GARAGE 24' 4" x 6' 11" (7.42m x 2.11m) Benefits from pedestrian door to rear, up and over door to front with lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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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