

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

Total area: approx. 118.7 sq. metres (1278.0 sq. feet)  
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 Plan produced using PlanUp.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- ORANGERY
- SNUG ROOM
- DOWNSTAIRS SHOWER ROOM
- MODERN STYLE KITCHEN
- TWO DOUBLE BEDROOMS



Tamar Drive, Smithswood, Birmingham, B36 0ST

Offers In Excess Of  
 £230,000





## Property Description

What a fantastic opportunity to acquire the extended two bedroom end terraced home occupying a prime corner plot with block paved driveway, open plan kitchen through to orangery, spacious lounge, additional reception room with downstairs shower room, two double bedrooms to first floor with refitted shower room, low maintenance rear garden. Would be ideal for first time buyers or anyone looking for investment or downsize. Sought after location with local shops and amenities within 0.5 Mile. **DO NOT MISS OUT!** Call Green and Company to arrange your viewing.

Approached via block paved driveway suitable for multiple vehicles into porch with light and tiled floor and bay window to front.

Door into:-

**LOUNGE** 18' 11" max x 12' 11" (5.77m x 3.94m) Incorporating stairs to first floor with under stair storage, laminate wood effect flooring, patio door to orangery, patio door to kitchen, electric fire with surround, spotlights to ceiling.

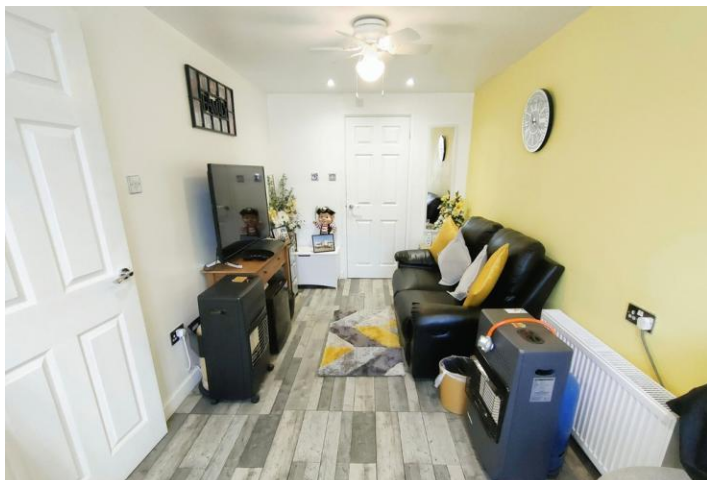
**KITCHEN** 18' 4" x 9' 1" (5.59m x 2.77m) Benefitting from wood effect floor tiles throughout kitchen and orangery, integrated double oven, fridge freezer, extractor, gas hob, worktop with upstands, boiler cupboard, mosaic splash back, window to front with blind, modern style wall and base units, spotlights and ceiling fan.

**ORANGERY** 21' 6" x 10' 11" max 6' 2" min (6.55m x 3.33m max 1.88m min) Being a L shaped design with wood effect floor tiles, brick built base with plastered vaulted ceiling with ceiling fan, electric points, radiator and blinds.

**SNUG ROOM/BEDROOM** 17' 6" x 7' 10" (5.33m x 2.39m) (Could be used as a bedroom) Previous garage and converted with distressed wood effect laminate flooring, electric radiator, window to front with blind, spotlights and ceiling fan and door into:-

**SHOWER ROOM** 7' 9" x 3' 10" (2.36m x 1.17m) With distressed laminate wood effect flooring, fully tiled walls, electric shower in shower cubicle, Victorian style radiator, spotlights and window to rear with blind.

**FIRST FLOOR** With doors to bedrooms, bathroom and having window.



**BEDROOM ONE** 15' x 8' 4" (4.57m x 2.54m) Benefitting from laminate wood effect flooring, window to rear with blind, ceiling fan, radiator and built in wardrobe. This room was formally two bedrooms and would easily go back into two bedrooms.

**BEDROOM TWO** 13' 7" x 10' 8" (4.14m x 3.25m) With laminate wood effect flooring, wardrobe, two radiators, ceiling fan and two windows to rear with blinds.

**BATHROOM** Is refitted to a modern style and has walk in shower tray with feature tiling, electric shower, vinyl tile effect flooring, vanity unity with drawers and basin, WC, Victorian style radiator, spotlights to ceiling, two windows to front with blinds and airing cupboard.

**REAR GARDEN** Is low maintenance with paved patio area, gravel with feature paved centre piece, shed, plant and shrub borders.

Council Tax Band A Solihull Metropolitan Borough Council

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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