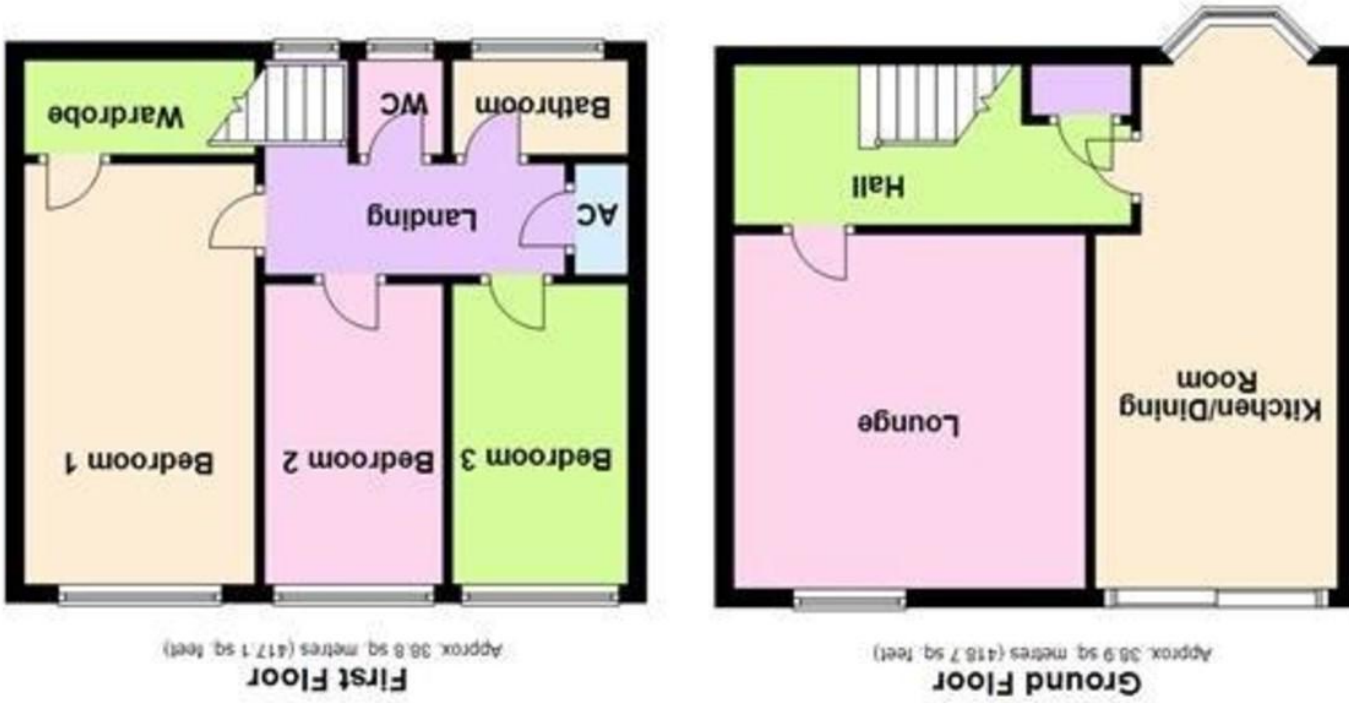
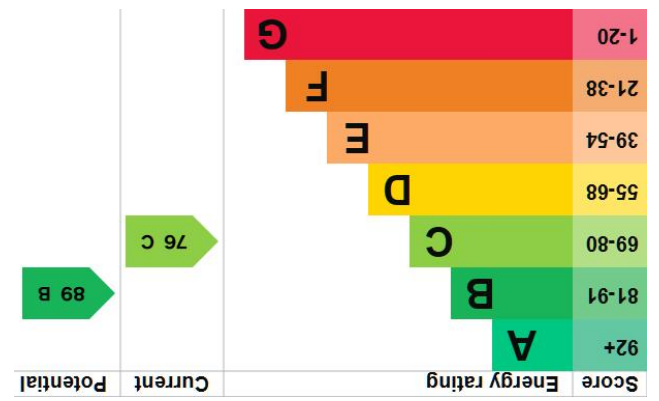


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 77.7 sq. metres (835.9 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 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.



Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS
- PORCH
- WELL MAINTAINED GARDEN
- SPACIOUS LOUNGE
- KITCHEN DINER



Severn Close, Smithswood, Birmingham, B36 0TT

£170,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Fantastic opportunity to acquire this three bedroom mid terraced which would be ideal for first time buyers or investors. In brief the property comprises of porchway, spacious lounge, kitchen diner, downstairs WC with three bedrooms and bathroom to first floor, property also has well tended private rear garden, also benefitting from central heating. Perfectly situated in the sought after area of Smithswood within 0.5 mile of local shops and amenities and Birmingham Airport and the ever popular Resorts World are within 3 mile. Do not miss this great opportunity call Green and Company to arrange your viewing.

Approached via a dwarf wall with gated access to porchway leading into:-

HALL Comprising of laminate flooring, understairs space, utility cupboard, radiator and doors to lounge and kitchen.

LOUNGE 12' 11" x 12' 10" (3.94m x 3.91m) Being of a spacious feel with laminate flooring, window to rear, electric feature fire with marble effect backing and surround and radiator.

KITCHEN DINING ROOM 19' x 8' 10" max 7' 2" min (5.79m x 2.69m max 2.18m min) With bay window to front with blind, vinyl flooring, gas cooker, half tiled under units, patio door and radiator.

FIRST FLOOR LANDING With doors to bedrooms, bathroom, WC and airing cupboard and window to front.

BEDROOM ONE 15' 2" x 8' 5" (4.62m x 2.57m) Window to rear, radiator and single wardrobe built in.

BEDROOM TWO 10' 11" x 6' 7" (3.33m x 2.01m) Window to rear and radiator.

BEDROOM THREE 10' 11" x 6' 7" (3.33m x 2.01m) Window to rear and radiator.

BATHROOM With window to front, electric shower, vinyl flooring,

mirror cabinet, bath, basin and tiled walls.

WC With window to front and WC

GARDEN Is well maintained with patio area, lawn, brick built store room, trees and shrubs and gated access

Council Tax Band A Solihull Metropolitan Borough Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 64Mbps. 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

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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