

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

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 Plan produced using PlanIt.



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 Conveyor.

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- END TERRACE
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- SHOWER ROOM
- CENTRAL HEATING

Windward Way, Smithswood, Birmingham, B36 0PP

£180,000

Property Description

Green and Company are pleased to market this three bedroom end terrace house, situated in a desirable road in Smithswood. The property is near local amenities, Transport links and sought after schools (check catchment areas).

The property briefly comprises of a porch, lounge, kitchen, three bedrooms, shower room and a rear garden. The property also is offered with no chain. Viewing is essential to appreciate the size of the accommodation.

The property is approached via the porch.

PORCH With radiator, double glazed obscure windows, double glazed patio door to front and front door into:-

LOUNGE 19' x 12' 1" (5.79m x 3.68m) Having radiator, double glazed window to front, stairs off to first floor landing and door into:-

KITCHEN 18' 9" x 9' 3" (5.72m x 2.82m) Having 4 double glazed windows to rear and double glazed patio door to rear, wall drawer and base units with roll top work surfaces over, splash back tiling, stainless steel sink and drainer unit with mixer tap, radiator and storage cupboard housing metres and central heating boiler.

FIRST FLOOR LANDING Having radiator, access to loft, 2 storage cupboards and doors to all bedrooms and shower room.

BEDROOM ONE 12' 7" x 11' 1" (3.84m x 3.38m) Having built in wardrobes with sliding doors, radiator and double glazed window to front.

BEDROOM TWO 10' 9" x 12' 2" (3.28m x 3.71m) Having radiator and double glazed window to rear.

BEDROOM THREE 9' 4" x 7' 6" (2.84m x 2.29m) Having radiator and double glazed window to front.

WETROOM Having shower, wash hand basin, low level WC, radiator, double glazed obscure window to rear and extractor fan.

REAR GARDEN Is mainly paved with fence boundaries, rear access and a gate to the side passage. To the front is a paved frontage.

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.

