

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



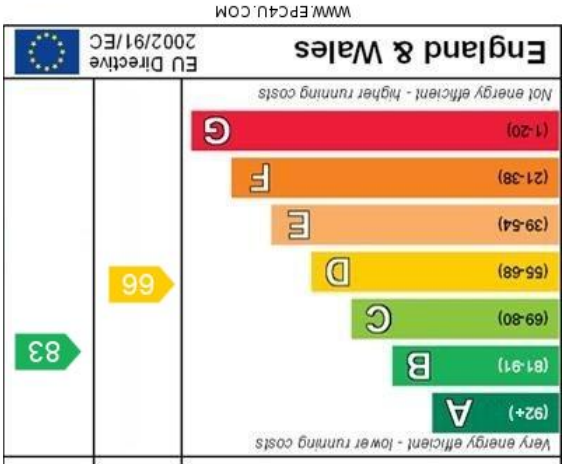
LEGAL READY

"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 Conveyor.



Walmley | 0121 313 1991



- A WELL PRESENTED TWO BEDROOM END OF TERRACE
- FITTED KITCHEN
- SPACIOUS LIVING ROOM
- SUPERB CONSERVATORY
- TWO BEDROOMS
- RE-APPOINTED FAMILY BATHROOM

16 Smallwood Close, Birmingham, B24 0GB

£220,000



Property Description

POPULAR CUL-DE-SAC LOCATION - A well presented modern style two bedroom end-of-terraced occupies this popular cul-de-sac location close to amenities including local schools and shops with public transport on hand and transport links providing easy access into both Birmingham City Centre, Sutton Coldfield town centre and motorway connections.

Upon entering, you are greeted by a reception hallway, fitted kitchen, spacious living room, providing the perfect space for relaxation or entertaining guests and a superb conservatory.

To the first floor is the principle family bathroom and two bedrooms offer a tranquil ambience, ensuring a good night's rest and a re-appointed bathroom.

Don't miss the opportunity to own this beautiful end of terrace property, where modern living meets comfort. Contact us today to arrange a viewing and make this delightful property your new home.

Outside to the front the property occupies a pleasant position on the cul de sac set back from driveway, providing off road parking for two vehicles and to the rear is a well maintained enclosed rear garden.

Outside to the front the property occupies a cul de sac location, set back behind a driveway and the property also has an additional parking space adjacent to the property, neat lawned garden with pathway and gated access to rear.

CANOPY PORCH With outside light.

WELCOMING RECEPTION HALLWAY Approached by a hard wood entrance door with laminate flooring, doors off to kitchen and living room, radiator .

KITCHEN 10' 07" x 7' 05" (3.23m x 2.26m) Having a matching range of wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splashback surrounds, fitted gas hob with extractor hood above, electric cooker beneath, space and plumbing for washing machine, space for fridge/freezer, space and plumbing for dish washer, radiator and double glazed window to front.

LIVING ROOM 15' 00" x 11' 05" (4.57m x 3.48m) Having fireplace with surround and hearth fitted with electric fire, laminate flooring, radiator, spindle turning staircase flowing off to first floor accommodation and double glazed French doors leading through to conservatory.

CONSERVATORY 11' 00" x 9' 09" (3.35m x 2.97m) Being of part brick construction, with double glazed windows to side and rear elevation, double glazed French doors giving access to rear garden.

FIRST FLOOR LANDING Approached via spindle turning staircase from living room, with doors off to bedrooms, bathroom, access to loft.

BEDROOM ONE 11' 07" x 10' 07" (3.53m x 3.23m) Having built in wardrobe, radiator and double glazed window to front.

BEDROOM TWO 11' 05" x 6' 00" (3.48m x 1.83m) Having radiator and double glazed window to rear.

BATHROOM Being refitted with a white suite comprising panelled bath with mixer tap with mains fed shower over and shower attachment, vanity wash hand basin with mixer tap and cupboards beneath, low flush WC, complementary tiling to walls, radiator, linen storage cupboard housing gas central heating boiler, opaque double glazed window to side elevation.

OUTSIDE To the rear there is a pleasant South facing enclosed rear garden with decked seating area, neat lawn, a variety of shrubs and trees with fencing to perimeter, to the top of the garden there is a decked seating area and a pathway with gated access to front.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for EE & O2 limited availability for Three & Vodafone and data likely availability for EE limited availability for Three, O2 & Vodafone
Broadband coverage -
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6 Mbps.
Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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 leasehold with approximately 98 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at £75.00 and is reviewed annually. We are informed by the vendors that the property will be freehold upon completion. 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 Solicitors or Surveyor. Please note that all measurements are 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991