

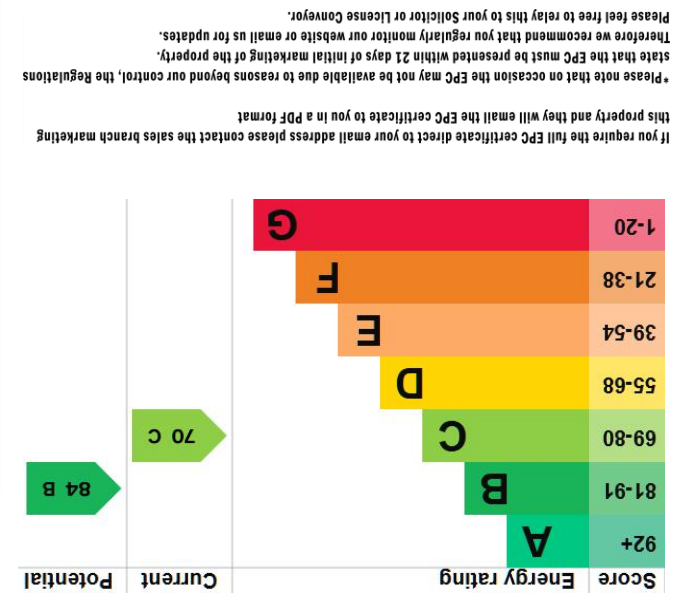
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.



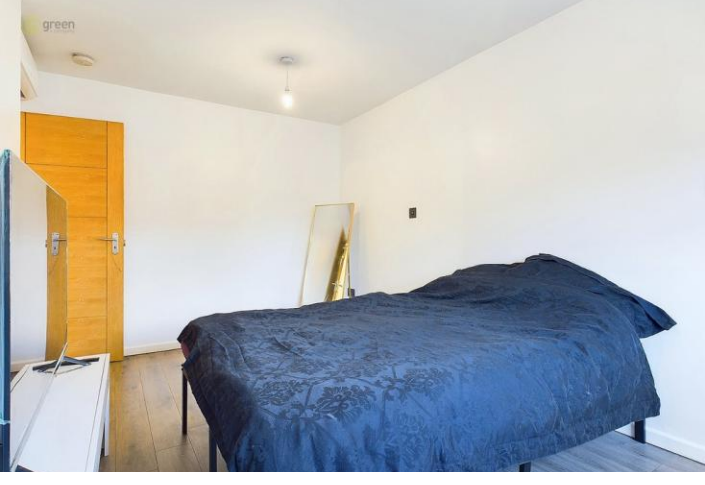
Castle Bromwich | 0121 241 1100



- MODERN STYLE INTERIOR
- WELL PRESENTED
- THREE BEDROOM SEMI-DETACHED
- GARAGE
- MODERN BATHROOM
- WONDERFUL KITCHEN DINER

Armstrong Drive, Smiths Wood, Birmingham, B36 9NL

Offers In Region Of
 £250,000



Property Description

Fabulous opportunity to acquire this well presented three bedroom semi detached home. Offering modern décor and spacious living, also benefitting from air conditioning units to lounge and bedroom one. Modern well presented kitchen diner, three bedrooms and renovated family bathroom. 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.

Off road parking for two vehicles with access to garage and door to:-

HALL With laminate flooring, radiator, sensor lighting, stairs to first floor and door to lounge.

LOUNGE 14' 1" x 9' 10" (4.29m x 3m) Is a generous room with laminate flooring, bay windows to front, blinds, two radiators, aircon unit and door to:-

KITCHEN DINER 12' 4" x 15' 7" (3.76m x 4.75m) With feature panel wall to dining, laminate flooring, patio door to rear and radiator, open to kitchen with modern units and wood effect worktop, integrated dishwasher, integrated washing machine, integrated microwave and oven, spotlights, window to rear, blinds, sink and drainer and door to:-

SIDE ENTRY Which is covered with roof and has decked flooring with French door to rear and door to garage.

FIRST FLOOR With laminate flooring, window to side, doors to bedrooms, bathroom and airing cupboard.

BEDROOM ONE 14' 1" x 8' 7" (4.29m x 2.62m) With oak door, aircon unit, window to front, blinds, laminate flooring and radiator.

BEDROOM TWO 12' 4" x 7' 9" (3.76m x 2.36m) With oak door, window to rear, laminate flooring and radiator.

BEDROOM THREE 10' 1" x 6' 9" (3.07m x 2.06m) With oak door, window to front, blinds, radiator, laminate flooring and wardrobe.

BATHROOM 5' 9" x 7' 8" (1.75m x 2.34m) Is renovated and has style about it with slate wall, feature radiator, laminate flooring, spotlights, P shaped jacuzzi bath, screen, mixer shower, back to wall sink and WC, window to rear and oak door.

GARDEN Is a generous space with patio area, lawn, pond and fenced boundaries.

GARAGE 16' 3" x 7' 9" (4.95m x 2.36m) 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 available but limited for EE, Three, O2, Vodafone and data available limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.7Mbps.
 Broadband Type = Superfast Highest available download speed 67Mbps. 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.

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 241 1100