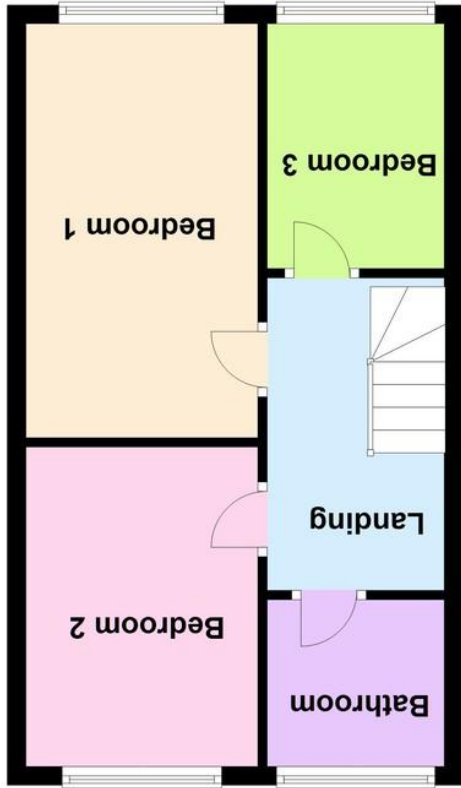
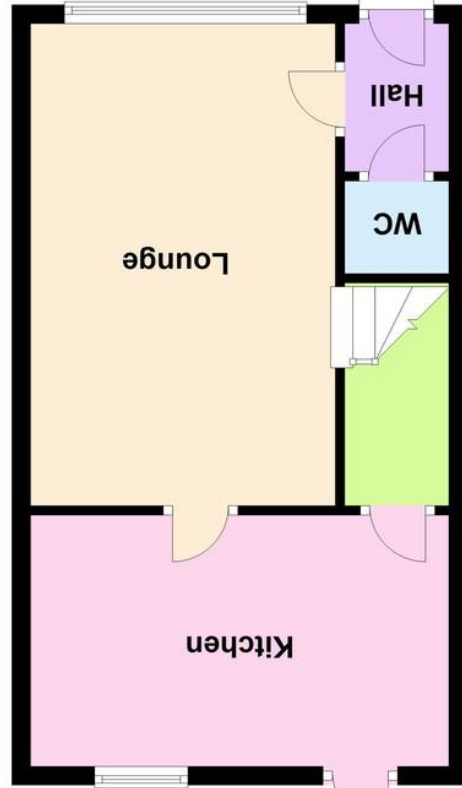


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 71.5 sq. metres (769.4 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanUp.

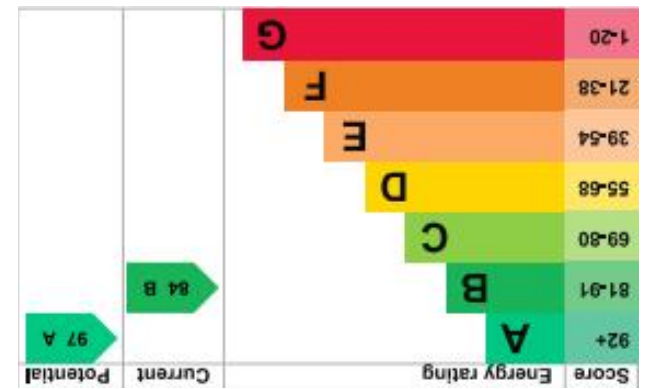


First Floor  
 Approx. 35.7 sq. metres (384.7 sq. feet)



Ground Floor  
 Approx. 35.7 sq. metres (384.7 sq. feet)

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



- NEW BUILD
- THREE BEDROOMS
- DOWNSTAIRS WC
- MODERN BATHROOM
- SPACIOUS KITCHEN DINING
- DRIVEWAY



Mull Croft, Smithswood, Birmingham, B36 0QF

£220,000

## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Mull Croft is a great opportunity to acquire this three bedroom modern semi detached home in the ever popular Smithswood. The property comprises of downstairs WC, spacious modern style kitchen diner, lounge, three bedrooms, modern bathroom and driveway. Ideally located with good links to motorway, Resorts World, Birmingham Airport and with shopping facilities within 0.8 mile. This is great for first time buyers, investors or anyone looking for a low maintenance downsizing home. Do not miss out!

**HALL** With doors to WC and lounge, tiled floor through to WC with wash basin and WC.

**LOUNGE** 17' x 10' 9" (5.18m x 3.28m) Having window to front, stairs to first floor, radiator, ceiling lighting and door to:-

**KITCHEN** 14' 7" x 8' 11" (4.44m x 2.72m) Having downstairs storage, floor tiling, modern kitchen with wood effect units, window to rear with blind, french doors to garden, radiator, metro style tiling, integrated fridge freezer, gas hob, built in oven and extractor and integrated dishwasher.

**LANDING** Accessed from lounge with doors to bedrooms and bathroom.

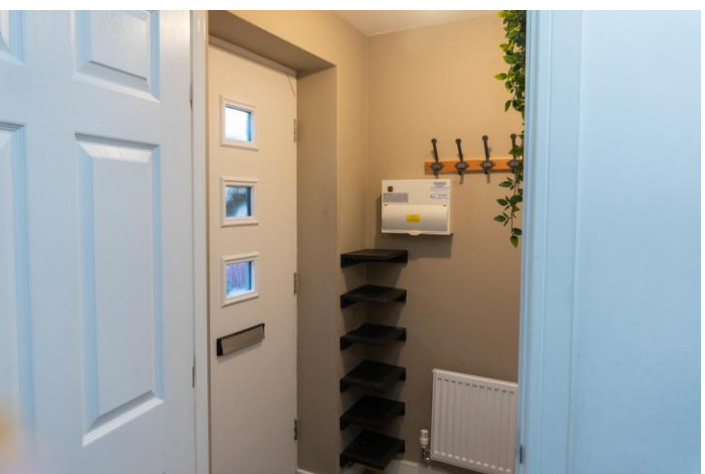
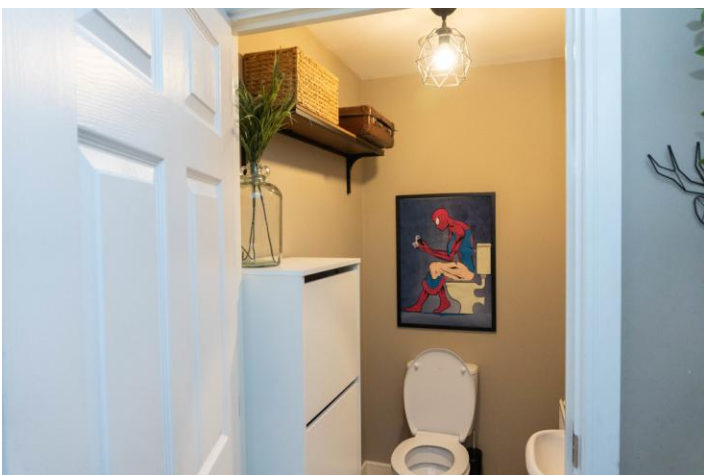
**BEDROOM ONE** 14' 7" x 8' (4.44m x 2.44m) Having window to front, wardrobe space and radiator.

**BEDROOM TWO** 11' 4" x 8' (3.45m x 2.44m) Having window to rear and radiator.

**BEDROOM THREE** 8' 6" x 6" 6" (2.59m x 1.98m) Having over stairs storage space, window to front and radiator.

**BATHROOM** With three piece bathroom suite, mixer shower over bath, modern tiling around bath, wood effect flooring, shower screen and heated towel rail.

**REAR GARDEN** Benefits from paved patio area, decking, pathway with lawn area and gate to rear access.



Council Tax Band B 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 7 Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

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.

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