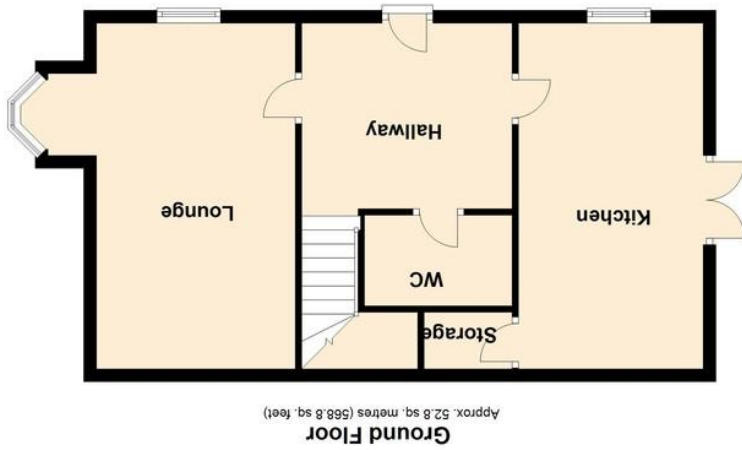
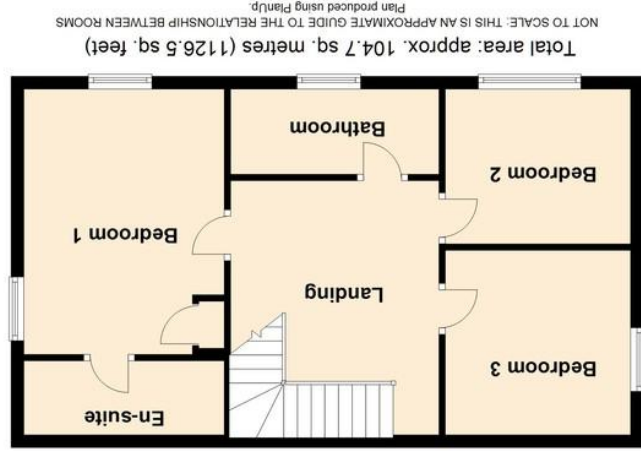


**37 Chaffinch Drive, Smithswood**  
 NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Total area: approx. 104.7 sq. metres (1126.5 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanIt.

**LEGAL READY**

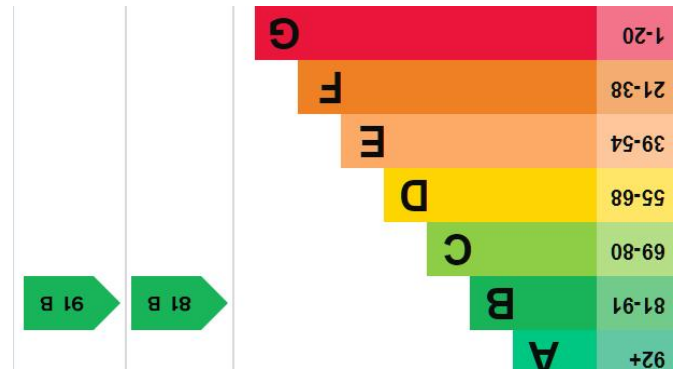
"How does this help me?"

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.

You feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- DOUBLE GLAZING
- CENTRAL HEATING

Chaffinch Drive, Smithswood, Birmingham, B36 0QH

Offers In Region Of  
 £265,000

## Property Description

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

What a fantastic opportunity to acquire this spacious new build style three bedroom semi detached home in a sought after location. If you are a first time buyer, downsizer or generally looking for a turnkey home this is for you. Energy efficient home with the solar panel water heating system disable friendly doors and spacious downstairs WC which has pre plumbing for a wet room, ensuite to bedroom one, spacious lounge, kitchen diner and separate garage. Smithswood Academy is 0.4 mile away, Resorts World and Birmingham Airport within 5 mile and good motorway networks. Do not miss out on this home call Green and Company to arrange your viewing.

Accessed via Chaffinch Drive occupying a corner position into hall.

HALL Is spacious with doors to lounge, kitchen diner, WC and stairs to first floor.

LOUNGE 17' 8" x 11' 9" into bay 9' 7" min (5.38m x 3.58m into bay 2.92m) Benefitting from three windows with privacy film, telephone points and two radiators.

KITCHEN 17' 8" x 9' 5" (5.38m x 2.87m) Being of a modern style wood effect wall and base units with chrome handles, slate effect worktop, brick design wall tiling, electric oven, extractor, hob, slimline dishwasher, space for washing machine, space for fridge freezer, vinyl modern flooring, radiator, window to front, door to understairs storage and french doors to garden.

WC Having WC, wash basin, radiator, extractor, vinyl flooring, spacious enough for wet room as built by builder.

FIRST FLOOR Stairs with pre-wired electrics for any future stairlift use, doors to bedrooms one, two, three, bathroom and loft space with boarding.

BEDROOM ONE 13' 7" x 9' 9" (4.14m x 2.97m) With window to front and side, radiator, space for wardrobe, airing cupboard with stored hot water tank, solar panel controls and door to ensuite.

EN SUITE With vinyl flooring, mixer shower and tiled cubicle, feature lighting, mirror cabinet, WC and wash basin.

BEDROOM TWO 9' 11" x 9' 7" (3.02m x 2.92m) Having window to front, radiator and space for wardrobe.

BEDROOM THREE 10' x 7' 6" (3.05m x 2.29m) Having window to side, radiator and space for wardrobe.

BATHROOM With vinyl flooring, radiator, window to front, bath, shower attachment, shower screen, WC and wash basin.

GARAGE 16' 6" x 9' (5.03m x 2.74m) With up and over door, rubber floor covering, lighting, work bench and lighting points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Having paved patio area, lawn, fencing and access to garage and driveway.

Council Tax Band C 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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

