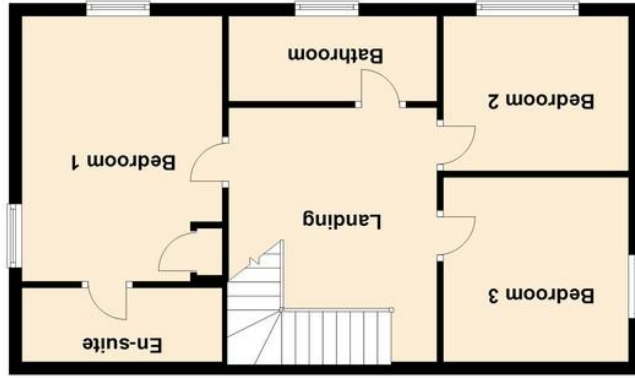


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
 NOT TO SCALE: THIS IS AN APPROXIMATE  
 37 Chaffinch Drive, Smithswood

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**

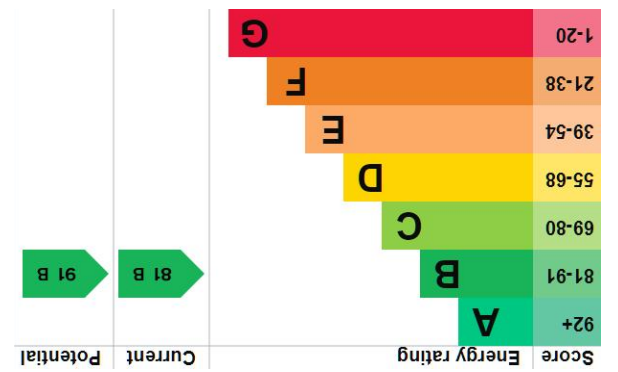
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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 Conveyancer.



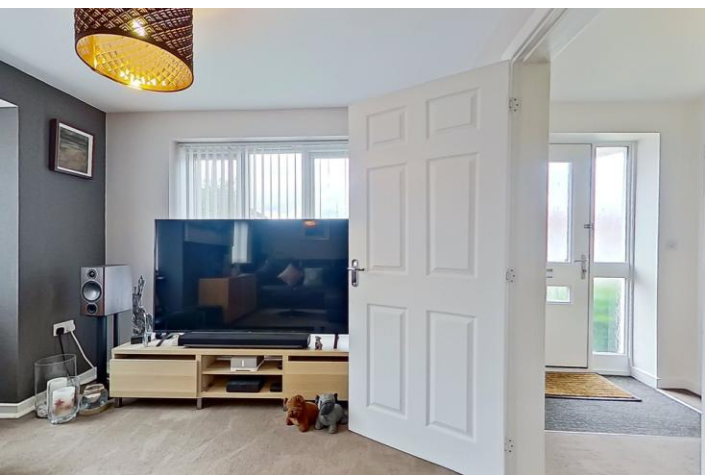
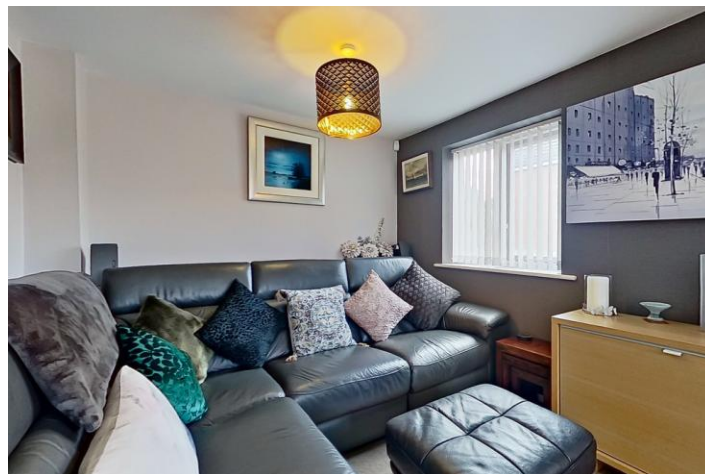
Castle Bromwich | 0121 241 1100



- 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, double doors and spacious downstairs WC which has pre plumbing for a wet room, ensuite to bedroom one, spacious lounge, kitchen diner and separate garage. Smithwood 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) Benefiting 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 downstairs 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

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for EE, Three, limited for O2, Vodafone and data available likely for EE, Three, limited for O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.  
 Broadband Type = Superfast Highest available download speed 77Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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.