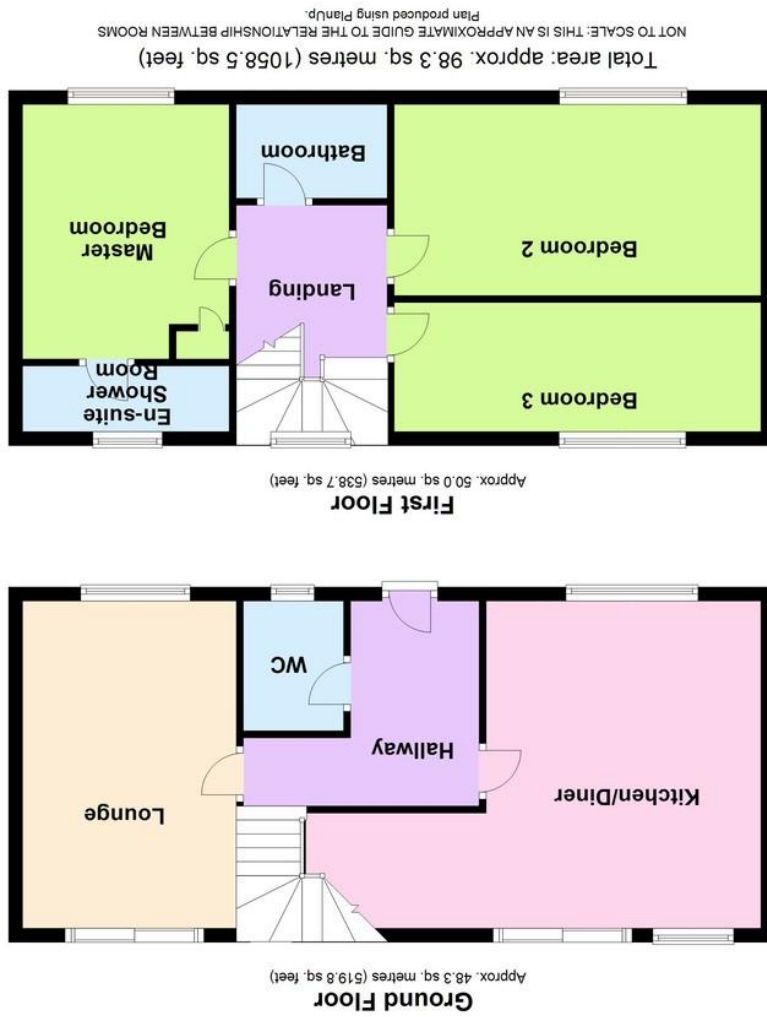
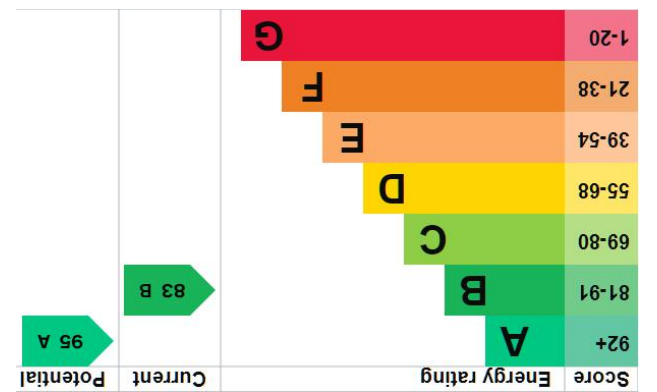


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
 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



- DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS WC
- BATHROOM



Jura Way, Smithswood, Birmingham, B36 0QJ

Offers Over £290,000



Property Description

What a fantastic opportunity to acquire this spacious new build style three bedroom detached family home in a sought after location. Being within reach to 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.

The property briefly comprises of a lounge, kitchen/diner, double glazing, central heating, downstairs WC, three bedrooms, master ensuite, family bathroom, garage, front and rear garden and off road parking.

HALLWAY Having radiator, door to WC, stairs to first floor landing and doors to kitchen/diner and lounge.

DOWNSTAIRS WC 4' 11" x 2' 11" (1.5m x 0.89m) Having low level WC, hand wash basin, radiator, double glazed obscure window to front, splash back tiling over hand basin and towel rail.

KITCHEN/DINER 15' 11" x 13' 10" (4.85m x 4.22m) Having wall, drawer and base units with roll top work surfaces over, sink and drainer unit, extractor fan, gas hob and electric oven, integral grill, integral dishwasher, integral fridge/freezer, integral washer/dryer, double glazed window to rear, double glazed patio door to rear and double glazed window to front, space for dining table and chairs and wall cupboard housing central heating boiler.

LOUNGE 16' x 10' 01" (4.88m x 3.07m) Having double glazed window to front and double glazed double doors to rear garden.

FIRST FLOOR LANDING 10' 02" x 6' 05" (3.1m x 1.96m) Having a loft hatch, double glazed window to rear, doors to all bedrooms and bathroom and radiator.

BEDROOM ONE 10' 07" x 10' 04" (3.23m x 3.15m) Having radiator, double glazed window to front, fitted wardrobe and door to ensuite.

ENSUITE 10' 04" x 5' 11" (3.15m x 1.8m) Having heated towel rail, shower cubicle, hand wash basin, low level WC, splash back tiling and obscure double glazed window to rear.



BEDROOM TWO 10' 09" x 8' 11" (3.28m x 2.72m) Having radiator and double glazed window to front.

BEDROOM THREE 10' 09" x 6' 10" (3.28m x 2.08m) Having radiator and double glazed window to rear.

BATHROOM 7' 03" x 5' 06" (2.21m x 1.68m) Having bath with shower over, hand wash basin, splash back tiling, low level WC, extractor fan, heated towel rail and obscure window to front.

GARAGE 14' x 9' 01" (4.27m x 2.77m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Is mainly laid to lawn with fence boundaries, paved area, gated access to garage and driveway.

FRONT Having off road parking, access to the garage, paved path to the front door and front garden is mainly laid to lawn.

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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