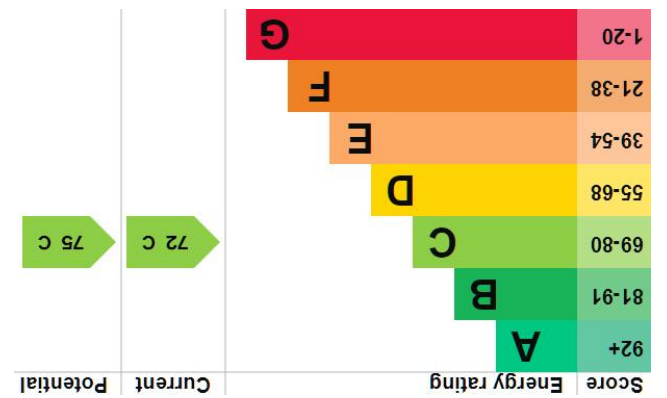


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- SOLAR PANELS
- OVER 55'S
- CONSERVATORY
- GENEROUS FRONT ASPECT
- TWO BEDROOMS
- KITCHEN

Wyegate Close, Smithswood, Birmingham, B36 0TQ

Offers In Excess Of
 £200,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a wonderful opportunity to acquire this wonderful two bedroom semi-detached bungalow with a driveway, conservatory, substantial front garden and benefits from solar panels. This property is for residents in the age bracket of 55 and over.

Local amenities and transport links are within easy reach, ideal for people wishing to downsize and relax within the rear garden. Call Green and Company to arrange your viewing.

Approached via ample drive and frontage into:-

PORCH Including store room and laminate flooring.

HALL Is of a spacious nature including doors to lounge, kitchen, bathroom, bedrooms and two store cupboards.

LOUNGE 14' 10" x 10' 10" (4.52m x 3.3m) Is of a generous size with radiator, electric fire and surround, lighting and French doors to conservatory.

KITCHEN 10' 9" x 8' (3.28m x 2.44m) Which offers a breakfast table space, laminate flooring, bay window to front with blind, four way spots, radiator, selection of wall and base units.

CONSERVATORY 12' 7" x 7' 3" (3.84m x 2.21m) With laminate flooring, blinds, ceiling fan, radiator and French doors.

BEDROOM ONE 13' 11" max 11' 2" to wardrobe x 8' 11" (4.24m max 3.4m to wardrobe x 2.72m) With bay window to rear, fitted wardrobe and radiator.

BEDROOM TWO 8' 11" x 8' 5" (2.72m x 2.57m) With bay window to front and radiator.

BATHROOM Is spacious with shower cubicle and electric shower, fully tiled walls, tiled floors, WC, wash basin, radiator and spotlights.

REAR GARDEN Has patio area for relaxing and overlooking the

lawn area, also having ample side access.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted 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 5Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 67Mbps. Highest available upload speed 20Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 102 years remaining. Service Charge is currently running at TBC and is reviewed TBC. The Ground Rent is currently running at TBC and is reviewed TBC. 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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