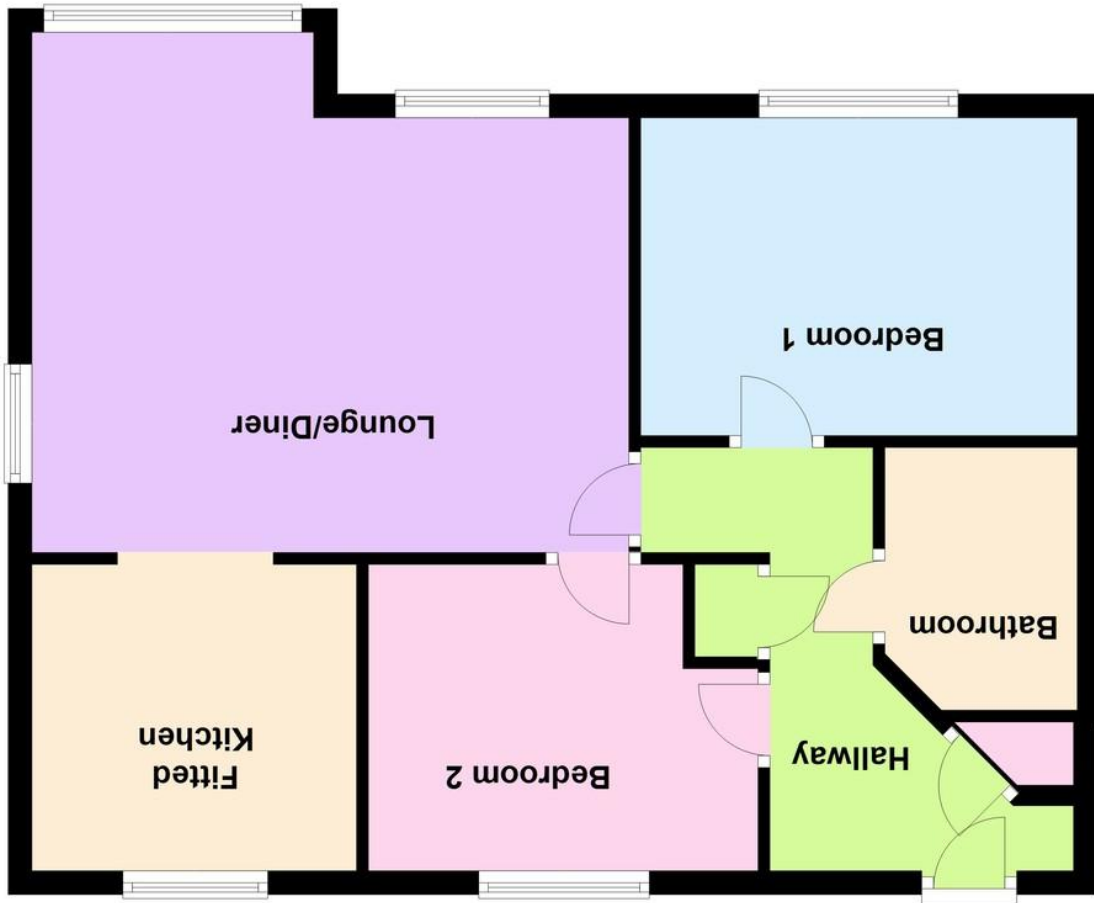


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Ground Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- ALLOCATED PARKING
- TWO BEDROOMS
- REFITTED KITCHEN
- REFITTED SHOWER ROOM
- SPACIOUS LOUNGE
- HALL WITH STORAGE

Burtens Park Road, Smithswood, Birmingham, B36 0TW

Offers In Excess Of £140,000

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

What a fantastic opportunity to acquire this two bedroom ground floor apartment with allocated parking situated in the sought after area of Smithswood, offering new build design and overlooking open aspect with convenient childrens play area. Spacious lounge diner opening to refitted kitchen, two double bedrooms, shower room and hall with storage. This is ideal for first time buyers, downsizers or investors. Close to local amenities and transport links. Call Green and Company to arrange your viewing. Do not miss out!

Parking is accessed through the archway into carpark with allocated parking space with security door to front of the apartment block and bordered with trees and shrubs, on entering the property through internal door you approach the apartment into:-

HALL Having door to bedrooms, lounge, shower room and two store cupboards. Hall has laminate flooring and radiator.

LOUNGE 17' 11" x 14' 4" max 12' 1" (5.46m x 4.37m max 3.68m min) Having two windows to front elevation with blinds, window to side, two radiators, laminate flooring and opening to kitchen.

KITCHEN 8' 10" x 8' 5" (2.69m x 2.57m) Recently refitted with integrated fridge freezer, integrated microwave and oven, induction hob, extractor, stone effect worktop and laminate stone effect flooring, mosaic effect wall tiling, window to rear with blind and boiler.

BEDROOM ONE 12' 1" x 8' 9" (3.68m x 2.67m) Having window to front with blind, radiator and laminate flooring.

BEDROOM TWO 10' 9" max 8' 7" min x 7' 8" max 5' 9" min (3.28m max 2.62m min x 2.34m max 1.75m min) having Window to Rear with blind, Overhead storage, Radiator, Garden View.

SHOWER ROOM Recently refitted with walk in shower tray, tiled flooring, mixer shower, WC, wash basin, radiator, laminate panelling to shower area.

AIRING CUPBOARD In hall including radiator and shelf.

OUTSIDE To the rear of the property is the communal garden and carpark with allocated parking and two visitor spaces.

Council Tax Band A 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 0.9Mbps.

Broadband Type = Superfast Highest available download speed 67Mbps.
Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps.
Highest available upload speed 220Mbps.
Networks in your area - Openreach

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.

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 leasehold with approximately 109 years remaining. Service Charge is currently running at £2405 per annum and is reviewed TBC. The Ground Rent is currently running at £128 per half year 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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