

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.

Score	Energy rating
1-20	G
21-38	F
39-54	E
55-68	D
69-80	C
81-91	B
92+	A
Current	83 B
Potential	71 C

Castle Bromwich | 0121 241 1100



- EXTENDED END TERRACE
- THREE BEDROOMS
- KITCHEN/DINER
- EXTENDED LOUNGE
- DOWNSTAIRS WC
- SHOWER ROOM



Triumph Walk, Smithswood, Birmingham, B36 9NS

Offers In Region Of  
 £185,000



## Property Description

Welcome to this fantastic end of terrace property in a good condition. With its ideal location and unique features, this home is perfect for families, couples, and first-time buyers.

As you step into the property, you are greeted by a spacious reception room with a garden view, providing a relaxing atmosphere. The reception room also offers direct access to a beautiful garden.

The property boasts a modern kitchen fitted with all the necessary appliances for your convenience. It also features a dining space, allowing you to enjoy meals with your loved ones in a comfortable setting.

There are three bedrooms in this home, with the first two being spacious double bedrooms, perfect for a growing family. The third bedroom is a single room, which can be used as a study or a guest room.

The shower room is equipped with a heated towel rail, Shower cubicle and wash hand basin.

Located in a vibrant neighborhood, this property offers easy access to public transport links. Nearby schools ensure that education is within reach for families with children. You will also find a range of local amenities, just a stone's throw away. For nature lovers, there are green spaces and parks nearby, offering a escape from the busy city life.

Don't miss the opportunity to make this wonderful property your new home. Contact us now to arrange a viewing.

**PORCH** Having storage cupboards and a door leading to the hallway.

**HALLWAY** 16' 00" x 5' 10" (4.88m x 1.78m) Having a radiator, stairs to the first floor landing, arch way to the kitchen/diner, door to the lounge, door to the WC and storage cupboards under the stairs.

**DOWNSTAIRS WC** 5' 06" x 2' 09" (1.68m x 0.84m) Having a low level WC, vanity unit with hand wash basin and a towel rail.

**KITCHEN/DINER** 16' 05" x 9' 09" (5m x 2.97m) Having wall, draw and base units, roll top work surfaces, splash back tiling, space for a washing machine and tumble dryer, sink and drainer unit, space for a free standing cooker and fitted extractor fan, cupboard housing a central heating boiler, radiator and a double glazed bay window to the front.

**EXTENDED LOUNGE** 16' 08" x 15' 10" (5.08m x 4.83m) Having a radiator and double glazed patio doors to the rear garden.

**FIRST FLOOR LANDING** 9' 03" x 6' 02" (2.82m x 1.88m) Having loft access and doors to all bedrooms and the shower room.

**BEDROOM ONE** 12' 02" x 9' 07" (3.71m x 2.92m) Having a radiator and a



double glazed window to the front.

**BEDROOM TWO** 13' 03" x 9' 06" (4.04m x 2.9m) Having a radiator and a double glazed window to the rear.

**BEDROOM THREE** 8' 03" x 7' 00" (2.51m x 2.13m) Having a radiator and a double glazed window to the rear.

**SHOWER ROOM** 8' 09" x 6' 01" (2.67m x 1.85m) Having a shower cubicle, vanity unit with wash hand basin, splash back tiling, airing cupboard, heated towel rail and double glazed obscure window to the front.

**REAR GARDEN** Having Astro turf, paved areas, fenced boundaries, storage cupboard and a back gate.

**FRONT GARDEN** Having a paved path to the porch door, Astro turf and fenced boundaries.

Council Tax Band A Solihull Metropolitan Borough Council

Predicated 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 15 Mbps.

Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 43 Mbps.

Highest available upload speed 11Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps.

Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

**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.

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

