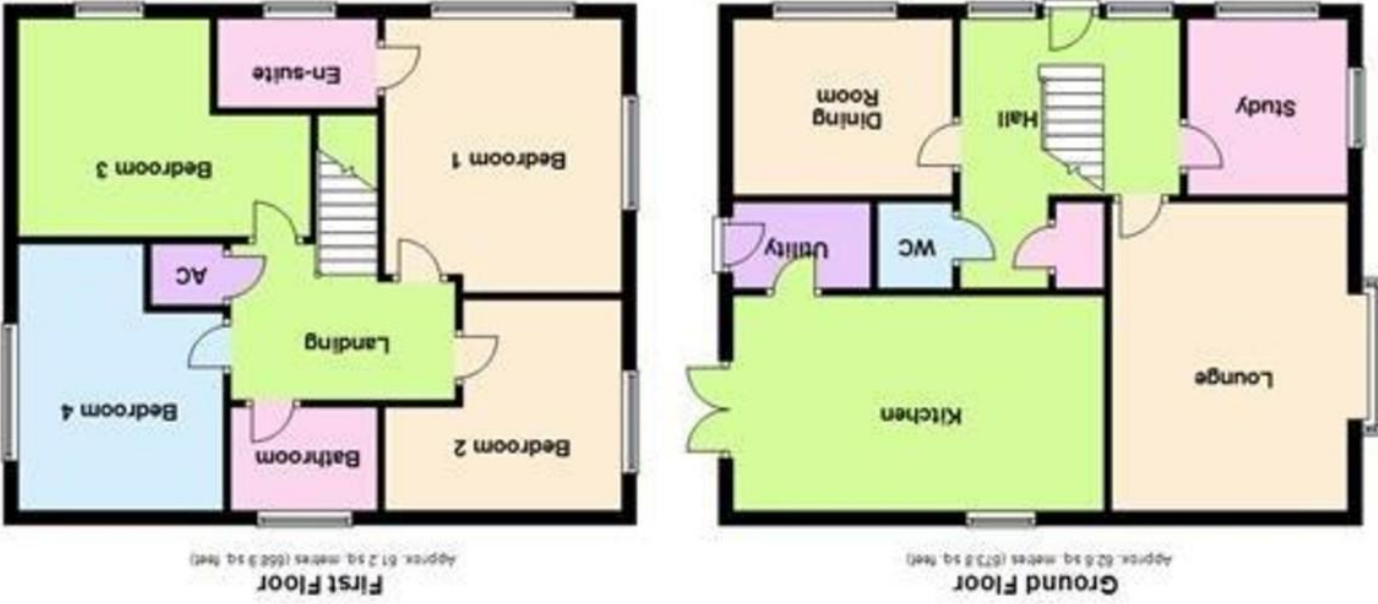


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS. Plan provided using Planity.

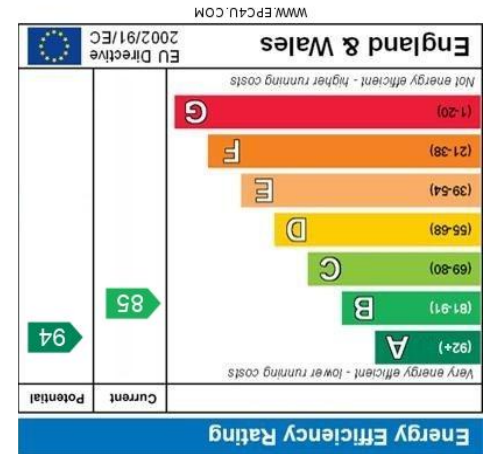


**LEGAL READY**

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.

"How does this help me?"

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 Conveyer.



Castle Bromwich | 0121 241 1100



- FOUR BEDROOM DETACHED
- ENSUITE
- STUDY
- BREAKFAST/KITCHEN
- BAY WINDOW TO LOUNGE
- GARAGE

Jura Way, Smithswood, Birmingham, B36 0QJ

£350,000





## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

Situated in a sought-after location, this striking detached property is now available for sale. Boasting a neutral decor throughout, this family home offers three reception rooms, ideal for both entertaining and everyday living.

The property comprises of four generously sized double bedrooms, including a luxurious master bedroom with an en-suite bathroom. Each bedroom provides ample space for relaxation and privacy. Additionally, there is also a Downstairs WC and Spacious Hallway.

The modern kitchen is equipped with top-of-the-line appliances and benefits from a utility room, ensuring functionality and practicality. Furthermore, the kitchen boasts an abundance of natural light and a designated dining area, perfect for family meals or hosting guests.

Further enhancing this property are its unique features, including a garage, parking facilities, and a well-maintained garden. The presence of multiple reception rooms offers a sense of space.

Conveniently located near schools, local amenities, and a thriving community, this property is an ideal choice for families and couples seeking a comfortable and stylish living space. Call Green and Company to arrange your viewing.

Accessed via Jura Way and situated on a prime corner position and offering parking space and separate garage, entering through front door into:-

**SPACIOUS HALLWAY** With tiled floor and stairs straight up to first floor occupying a centre position within the hall, two windows to front, radiator and doors to lounge, study, dining room, WC, kitchen and downstairs store.

**LOUNGE** 14' 07" into bay x 123' 05" (4.44m x 37.62m) Offering blinds and radiator.

**DINING ROOM** 10' 04" x 8' 05" (3.15m x 2.57m) With tiled floor, window to front, blind and radiator.

**STUDY** 8' 04" x 7' 08" (2.54m x 2.34m) With window to side and front, blinds and radiator.

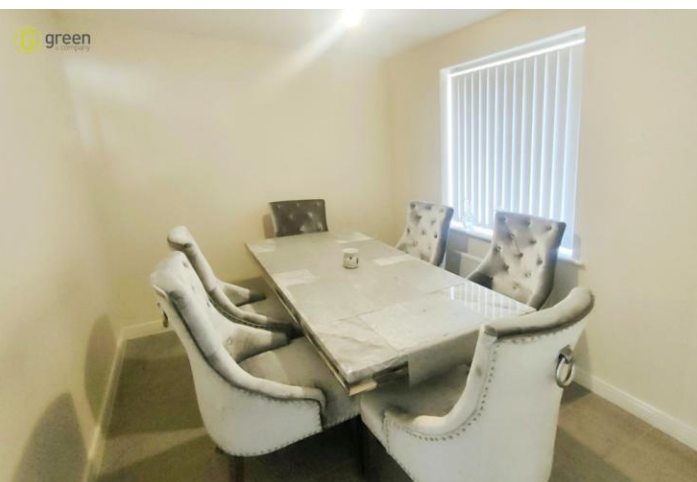
**KITCHEN** 17' 07" x 10' 01" max (5.36m x 3.07m) With modern units offering gas hob, tiled floor, integrated oven, sink, wood effect worktops and upstands, radiator, window to side with blind, French doors to garden with blind and door to utility.

**UTILITY** With tiled floor, sink, worktop, plumbing for washing machine and door to rear.

**WC** With tiled floor, basin and WC.

**FIRST FLOOR LANDING** With doors to bedrooms, bathroom and airing cupboard.

**BEDROOM ONE** 12' 11" x 11' 06" (3.94m x 3.51m) With window to side and front with blinds, radiator and door to ensuite.



**ENSUITE** With tiled floor, window with blind, shower cubicle with mixer shower, WC and basin.

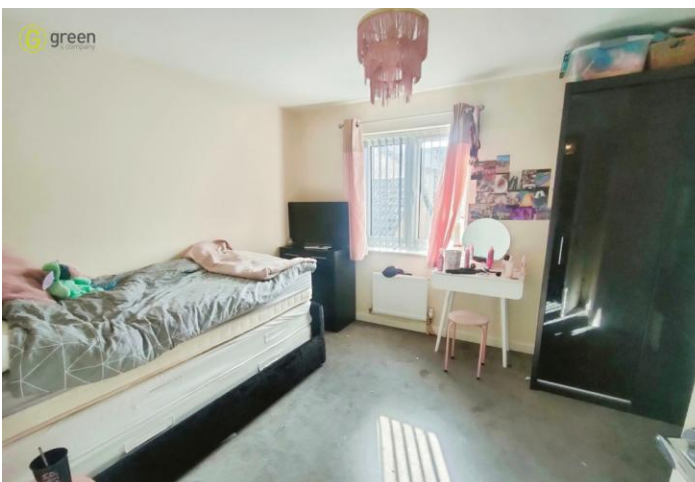
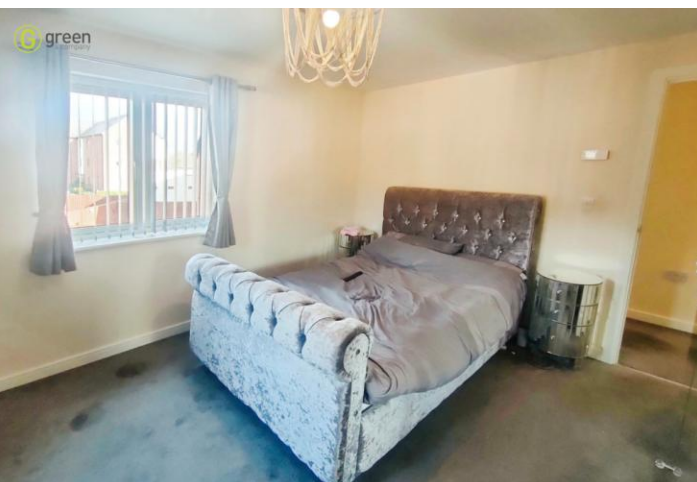
**BEDROOM TWO** 11' 00" x 10' 00" max 6' 04" min (3.35m x 3.05m) With window to side and blind and radiator.

**BEDROOM THREE** 13' 09" max 9' 05" min x 10' 03" max (4.19m x 3.12m) Offering window to front, blind and radiator.

**BEDROOM FOUR** 12' 08" x 10' 01" (3.86m x 3.07m) With window to rear, blind and radiator.

**BATHROOM** With bath, tiled floor, tiling around bath, window to side with blind, WC and basin.

**GARAGE** Is separate to house and is unmeasured (small charge payable annually to apartment above the garage for Building Insurance) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



**GARDEN** Is spacious and benefits from paved patio area, artificial grass and raised borders.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100