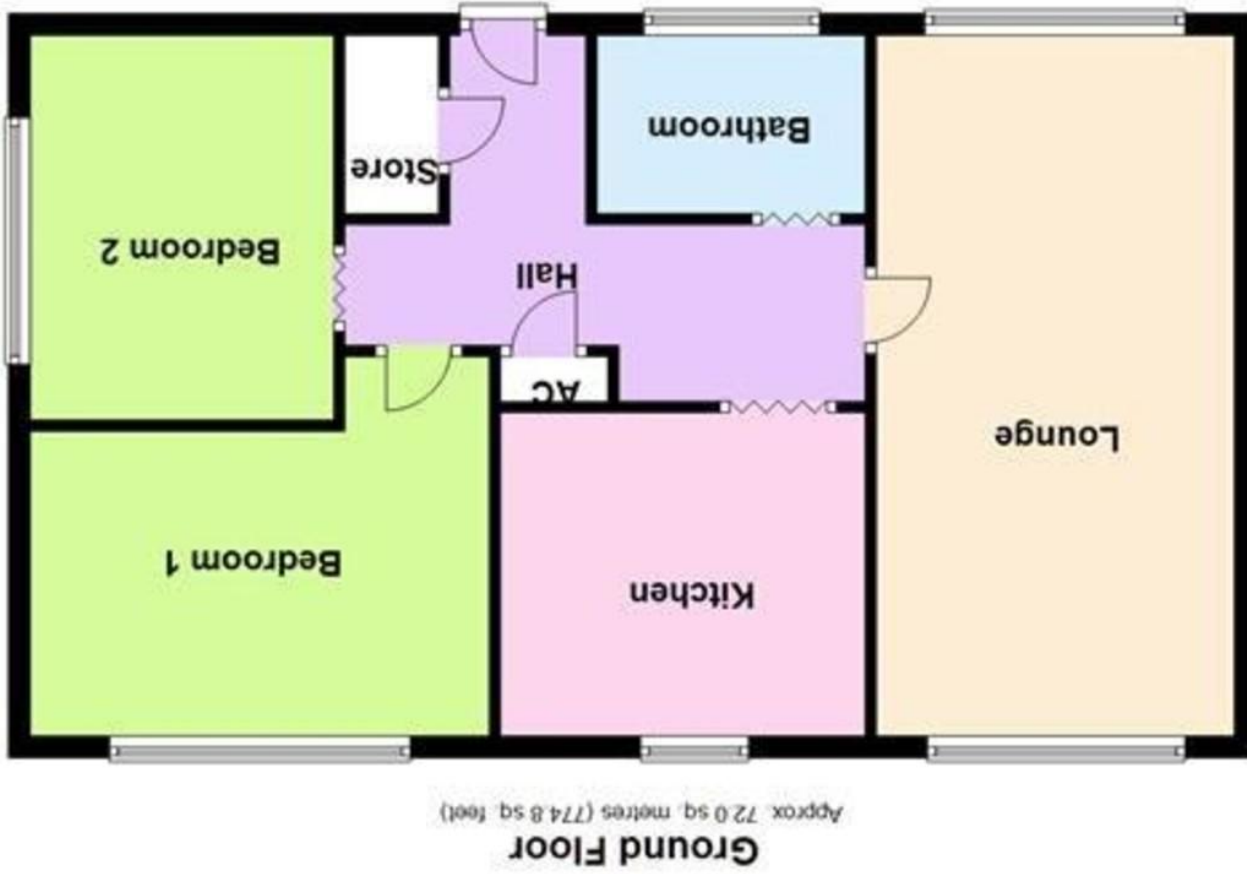
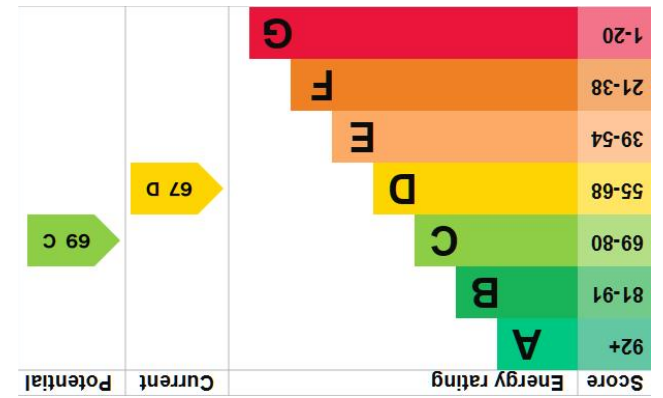


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 72.0 sq. metres (774.8 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanUp



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



- DUAL ASPECT LOUNGE
- KITCHEN
- FIRST FLOOR APARTMENT
- GARDEN
- MODERN LIVING
- LEASEHOLD

Landrail Walk, Smithswood, Birmingham, B36 0RS

£110,000



## Property Description

Fantastic opportunity to acquire this delightful two bedroom flat located in the desirable area of B36. This charming residence offers comfortable living spaces and a convenient location, making it an ideal choice for individuals, Couples or Small Families.

Upon entering through Secure communal entrance to first floor, you'll find a spacious hallway with doors to All rooms, also benefitting from useful cloaks cupboard. The Dual aspect living room and dining area offers Natural light from front and back of property, creating a seamless flow throughout the space.

The well-equipped kitchen features modern appliances and sufficient storage. Whether you're a seasoned chef or enjoy simple cooking, this kitchen is sure to meet your needs.

The flat comprises two double bedrooms and modern bathroom, And unlike most apartments there is a Garden included offering the chance to unwind in the outdoors and enjoy the weather.

Located in B36, this flat benefits from a convenient location with easy access to local amenities, including shops, supermarkets. The area also offers excellent transportation links, making commuting or exploring the surrounding areas hassle-free.

Entering via secure door into communal hallway and first floor into hall.

LOUNGE 21' 3" x 10' 10" (6.48m x 3.3m) Offering natural light, laminate flooring, blinds and radiator.

KITCHEN 11' 1" x 9' 10" (3.38m x 3m) Offering tiled flooring, window to rear, blind, wood effect worktops, cooker, wood panelling, three way spotlight and sink.

BEDROOM ONE 13' 6" x 10' 5" (4.11m x 3.18m) With window to rear, blind and radiator.

BEDROOM TWO 10' 7" x 10' 3" (3.23m x 3.12m) With window to side, blind and radiator.

BATHROOM Having tiled floor, vanity unit, WC, window to front, radiator, electric shower, tiled walls around bath, basin and bi-fold door.



GARDEN Is included with the property at the rear of the block.

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 4Mbps. Highest available upload speed 0.5Mbps.  
 Broadband Type = Superfast Highest available download speed 73Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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 leasehold with approximately 88 years remaining. Service Charge is currently running at £765 per annum and is reviewed TBC. The Ground Rent is currently running at £10 per annum 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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