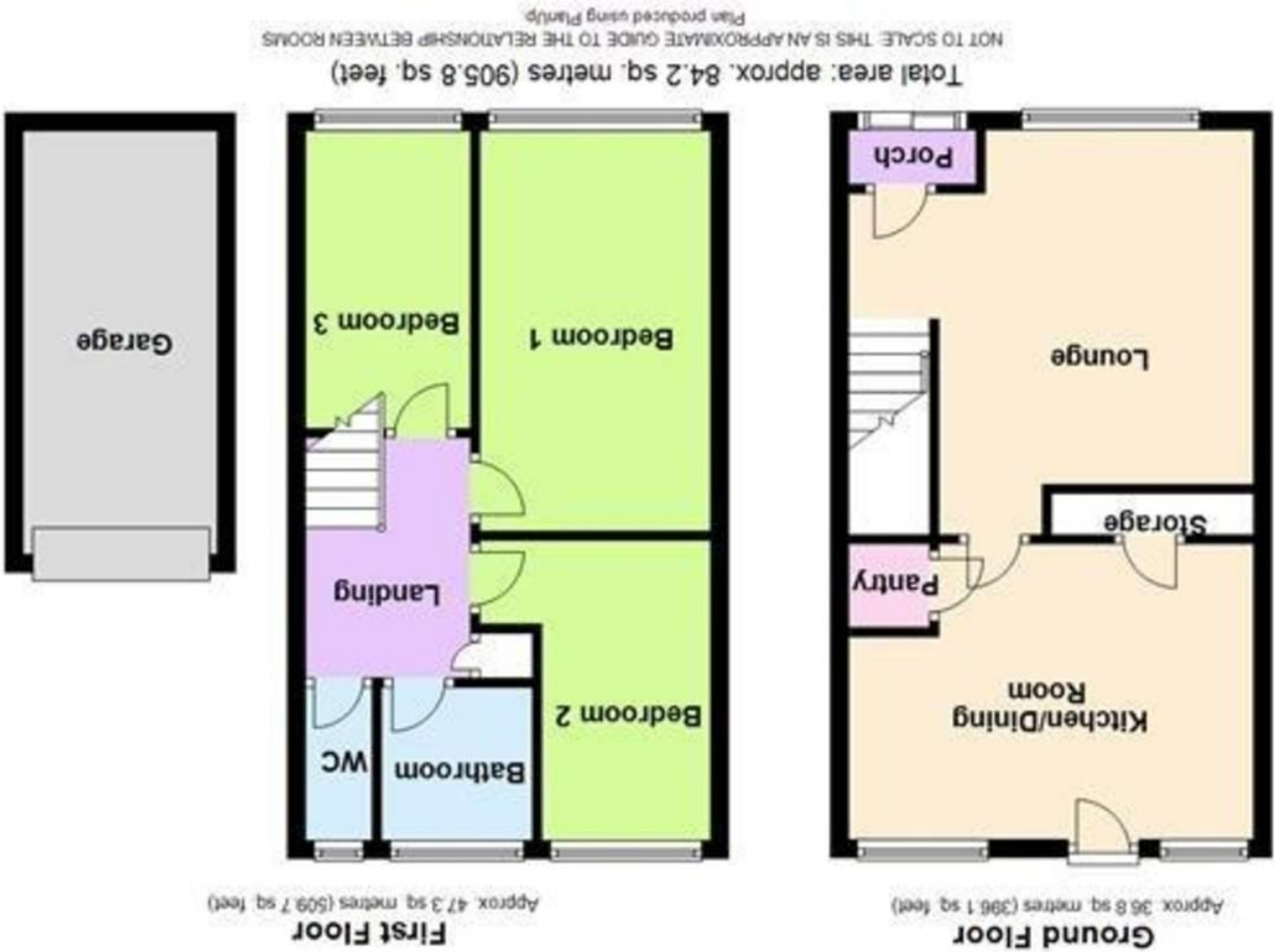


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 D	82 B

Castle Bromwich | 0121 241 1100



- WELL PRESENTED HOME
- SEPARATE GARAGE
- SPACIOUS LOUNGE
- KITCHEN DINER
- DECKED AREA TO GARDEN
- OPEN ASPECT TO GARDEN

Barle Grove, Smithswood, Birmingham, B36 0TY

Offers Over £190,000





## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Do not miss out on this well presented end terraced home offering open aspect to the front, separate garage, three bedrooms and well tendered garden. The décor in this home shows the amount of love that has gone into it and is ready made for either a first time buyer or downsizer to move into this turnkey home. Close to local amenities and transport links, this is one home not to miss out on. Call Green and Company to arrange your viewing.

PORCH Entering door into:-

LOUNGE 15' max 11' 8" min x 13' 2" (4.57m max 3.56m min x 4.01m) With vinyl wood effect flooring, window to front, radiator, stairs to first floor and door to:-

KITCHEN 15' x 11' (4.57m x 3.35m) With vinyl wood effect flooring, modern units with gas hob, integrated oven, sink, window to rear, tiled splashback, pantry cupboard, spot lights, door and window to rear and store cupboard.

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

BEDROOM ONE 14' 11" x 8' 7" (4.55m x 2.62m) With window to front, radiator and wardrobe space.

BEDROOM TWO 11' x 6' 3" (3.35m x 1.91m) With window to rear and radiator.

BEDROOM THREE 11' 1" x 6' 3" (3.38m x 1.91m) With window to front and wardrobe space.

BATHROOM Benefits vinyl wood effect flooring, tiled wall, window to rear, mixer shower, bath and sink.

WC Benefits from window to rear and light fitting.

GARAGE 15' 10" x 7' 3" (4.83m x 2.21m) Is separate from the property and has up and over garage door and side pedestrian door into garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Offers decked area, lawn, side access and access to garage.

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 0.6Mbps.  
Broadband Type = Superfast Highest available download speed 76Mbps. 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

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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 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.

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