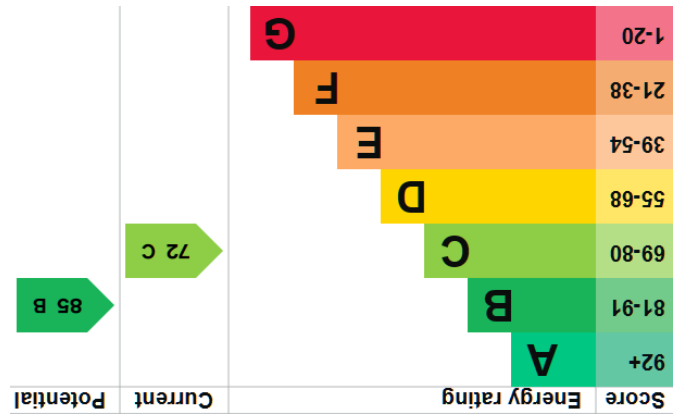


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

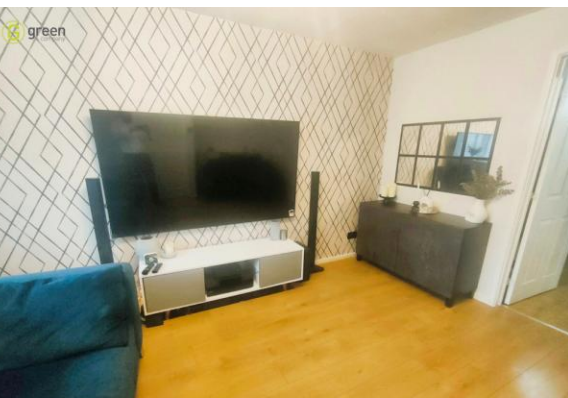
Total area: approx. 1014 sq. metres (10917 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 This provided using floorplans



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



- THREE BEDROOM SEMI DETACHED
- CORNER PLOT
- TWO GARAGES
- DOWNSTAIRS WC/UTILITY
- MODERN KITCHEN
- MODERN BATHROOM

Rover Drive, Smithswood, Birmingham, B36 9JU

£210,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fantastic opportunity to acquire this well presented three bedroom semi detached home which comes equipped with modern refitted kitchen and downstairs WC/utility, spacious lounge, separate dining room, three bedrooms. This home also benefits from two garages and spacious front and extensive rear garden offering potential. Local amenities are within 1.3 mile and comes with good transport and motorway links. Call Green and Company now to arrange your viewing DO NOT MISS OUT ON THIS ONE!

Generous front lawn and multi vehicle driveway entering porchway and door into:-

HALL With laminate flooring, door to lounge and stairs to first floor.

LOUNGE 14' 2" x 12' 9" max 10' 2" min (4.32m x 3.89m max 3.1m min) Benefitting from laminate flooring, radiator, window to front and blind.

DINING ROOM 15' 4" x 7' 11" (4.67m x 2.41m) Offering wood effect laminate flooring, radiator, window to side and door to utility/WC.

KITCHEN 12' 3" x 7' 6" (3.73m x 2.29m) Is of a modern nature with tiled flooring, metro style white wall tiles, wood effect worktop, modern units, window to rear with blind, electric hob, oven, dishwasher, understairs pantry, radiator and door to side.

WC/UTILITY 7' 10" x 6' 2" (2.39m x 1.88m) Benefits from WC, basin, tiled flooring, metro style wall tiles, window to rear, worktop and plumbing for washing machine.

FIRST FLOOR LANDING With window to side, air conditioning unit, doors to bedrooms and bathroom.

BEDROOM ONE 12' 4" x 9' (3.76m x 2.74m) With window to front, radiator and blind.

BEDROOM TWO 12' 2" x 8' 1" (3.71m x 2.46m) With window to rear, blind and radiator.

BEDROOM THREE 10' 2" x 6' 10" (3.1m x 2.08m) With window to front, blind and radiator.

BATHROOM With laminate flooring, heated towel rail, window to rear, mixer shower over bath with screen, WC and basin.

TWO GARAGES There are two garages to the property both at this stage

are unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Is a spacious area with patio, lawn and two garages and has potential for either extending (subject to planning permission) or landscaping the garden for outdoor living.

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.
 Broadband Type = Superfast Highest available download speed 67 Mbps. 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 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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