

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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100

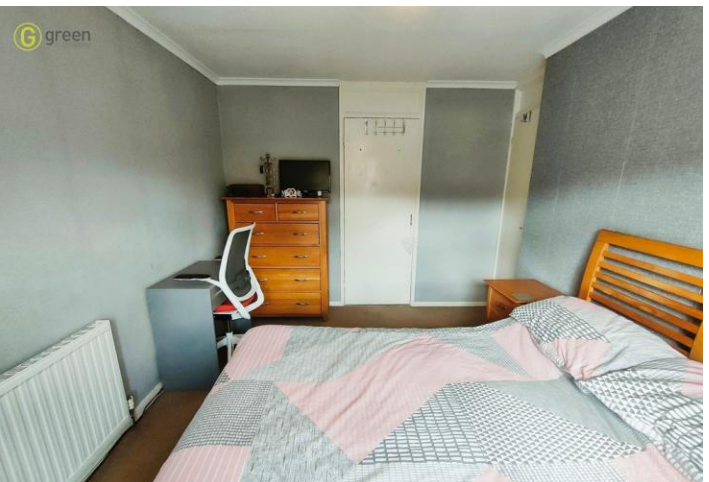


- THREE BEDROOM MID TERRACE
- IDEAL FIRST TIME BUYER HOME
- SPACIOUS BEDROOM
- DOWNSTAIRS WC
- LOUNGE WITH PATIO DOORS



Hillman Grove, Smithswood, Birmingham, B36 9LX

Offers In Region Of
 £170,000



Property Description

What a fabulous opportunity to acquire this spacious well presented three bedroom mid terrace home in the prime location of Smithswood on the edge of Castle Bromwich. This property is ideal as a first time buyer home or someone looking to downsize, well presented and offering private front garden, porch, downstairs wc, hall with storage, kitchen diner and generous Lounge with doors to garden. First floor has three generous sized bedrooms and bathroom, rear garden offers store room and patio area, the property is heated via gas central heating. Local amenities with 0.2 mile away with good network links to Birmingham, Resorts World and Birmingham Airport. DO NOT MISS OUT ON THIS OPPORTUNITY, call Green and Company Now to arrange your viewing.

Entering private garden off wakway via fenced boundary with gated access, pathway and lawn leading up to:-

PORCHWAY Including utilities cupboard and door into:-

HALL With laminate wood effect flooring, stairs, under stairs store cupboard, radiator, door to kitchen and door to lounge.

LOUNGE 15' 10" x 12' 6" (4.83m x 3.81m) Offering spacious living with patio doors to rear garden offering natural light, laminate flooring, feature lighting and radiator.

KITCHEN DINING 16' x 9' 9" (4.88m x 2.97m) Comprising modern style wall and base units, cooker, space for washing machine, stone effect laminate flooring, half wall tiling under wall units, day to night blind, four way spotlight.

WC With polished ceramic floor tiles, wc, wash basin and window to front.

FIRST FLOOR LANDING With doors to bedroom one, two, three and bathroom.

BEDROOM ONE 13' 1" x 9' 7" (3.99m x 2.92m) A spacious room offering fitted wardrobes, window to rear, radiator.

BEDROOM TWO 12' 9" x 9' 7" (3.89m x 2.92m) With window to front, radiator and wardrobe space.

BEDROOM THREE 10' 3" x 6' 8" (3.12m x 2.03m) Offering window to rear, radiator.

BATHROOM Offering geometric style vinyl flooring, bath, wc, wash basin, electric shower, shower screen, airing cupboard, tiling around bath.

REAR GARDEN Well presented with paved patio area, lawn, fenced boundaries with gated rear access and brick built store shed.

Council Tax Band A - Solihull

Predicted mobile phone coverage and broadband services at the property :-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps.
Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 67 Mbps.
Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 100 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.

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