

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.

Castle Bromwich | 0121 241 1100

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- GARAGE
- BATHROOM

20 Tamar Drive, Smithswood , Birmingham, B36 0SR | Asking Price Of £220,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL For sale is this delightful semi-detached property, boasting a good condition and situated conveniently close to public transport links, nearby schools, local amenities, and a strong local community. This property is ideal for families and couples alike, offering a warm and inviting atmosphere with a unique feature, a charming fireplace, that adds a touch of character.

The property offers well-proportioned accommodation, comprising of three bedrooms, one kitchen, and one reception room. The first two bedrooms are spacious double rooms, both bathed in natural light, creating a bright and airy atmosphere. The third bedroom also benefits from natural light, ensuring all rooms in the property maintain a light and fresh feel.

The kitchen is well-lit with natural light, offering a pleasant space for cooking and dining. It's the perfect setting for trying out new recipes or enjoying a morning coffee.

There is also a single, comfortable reception room, providing the ideal space for family get-togethers or hosting guests. It's the perfect spot for relaxation after a long day, with ample space for furnishings and personal touches.

This property's overall feel and location make it an excellent choice for those looking for a family home or a place to settle down as a couple. Its good condition means buyers can move in without worrying about immediate renovations or improvements, allowing them to immediately start enjoying their new home. Don't miss out on this fantastic opportunity.

PORCH Leading to the hallway.

HALLWAY 21' 5" x 2' 8" (6.541m x 0.825m) Having a radiator, stairs to first floor landing and a door to the lounge.

LOUNGE 14' 10" x 11' 3" (4.524m x 3.448m) Having a radiator, double glazed window to the front, fire and surround and a door to the kitchen.

KITCHEN/DINER 14' 9" x 11' 3" (4.499m x 3.448m) Having roll top work surfaces, wall draw and base units, splash back tiling, storage cupboard, space for a fridge/freezer and a free standing cooker. Sink and drainer unit, double glazed window to the rear, a second storage cupboard, dining space, double glazed door to the conservatory.

CONSERVATORY 13' 11" x 5' 3" (4.246m x 1.624m) Having double glazed windows and a double glazed door to the rear garden.

LANDING 8' 9" x 6' 1" (2.680m x 1.865m) Having a double glazed obscure window to the side, doors to all bedrooms and the bathroom.

BEDROOM ONE 14' 4" x 8' 3" (4.376m x 2.525m) Having a radiator and a double glazed window to the front.

BEDROOM TWO 10' 8" x 6' 4" (3.275m x 1.937m) Having a radiator and double glazed window to the rear.

BEDROOM THREE 10' 9" x 5' 10" (3.280m x 1.797m) Having a radiator and a double glazed window to the front.

SHOWER ROOM 5' 0" x 5' 4" (1.547m x 1.646m) Having a shower cubicle, hand wash basin, radiator, splash back tiling and a double glazed obscure window to the rear.

SEPERATE WC 4' 9" x 4' 7" (1.471m x 1.403m) Having a low level WC, radiator and double glazed obscure window to the rear.



REAR GARDEN Being mainly laid to lawn with some paved areas, fenced boundaries and shrub borders.

FRONT OF THE PROPERTY Having a driveway and a front garden mainly laid to lawn with shrub borders.

GARAGE

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available limited for EE, Three, O2, Vodafone and data available limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8Mbps.
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.
 Networks in your area - 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.

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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