

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

Total area: approx. 88.7 sq. metres (954.3 sq. feet)
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- SEMI DETAHCED FAMILY HOME
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- SHOWER ROOM
- CENTRAL HEATING

Arran Way, Smithswood , Birmingham, B36 0QE | Offers Over £180,000



Property Description

Presenting an immaculate terraced property for sale, an ideal residence for families and couples alike. This property has recently undergone extensive renovation, resulting in a pristine condition that's ready for immediate occupancy.

This house comprises three well-proportioned bedrooms: two double rooms and a single room, all benefiting from plenty of natural light, making them cosy and inviting spaces. The bathroom is newly refurbished and promises a modern, sophisticated environment for your personal care routine.

The heart of the home, the kitchen, is a bright and airy space due to the natural light that floods in. It has been recently refurbished and offers a dining space, perfect for family meals.

Adding to the charm is a reception room that guarantees comfort. It features large windows offering a delightful view of the garden and access to it. The room has been refurbished and exhibits an elegant design that is sure to impress.

One of the unique features of this property is its beautifully maintained garden. It provides a peaceful outdoor space.

The property is ideally located with excellent public transport links and local amenities within easy reach. Families will appreciate the proximity to nearby schools, making this a convenient and desirable location.

PORCH 11' 03" x 4' 09" (3.43m x 1.45m) Having a double glazed window to the front and a door to the hallway.

HALLWAY 12' 01" x 5' 00" (3.68m x 1.52m) Having a radiator, door to the lounge and one to the kitchen and stairs to the first floor landing.

KITCHEN/DINER 13' 09" x 9' 01" (4.19m x 2.77m) Having wall, draw and base units, roll top work surfaces, splash back tiling, sink and drainer, electric oven, electric hob, extractor fan, radiator, door to the under stairs cupboard and a double glazed window to the front.

LOUNGE 19' 00" x 12' 01" (5.79m x 3.68m) Having a radiator, double glazed window to the rear and a double glazed door to the rear.

FIRST FLOOR LANDING 8' 11" x 3' 01" (2.72m x 0.94m) Having two storage cupboards and doors to all bedrooms and the shower room.

BEDROOM ONE 13' 01" x 12' 02" (3.99m x 3.71m) Having a double glazed window to the rear and a radiator.

BEDROOM TWO 13' 05" x 12' 04" (4.09m x 3.76m) Having a radiator and a double glazed window to the front.

BEDROOM THREE 9' 02" x 7' 08" (2.79m x 2.34m) Having a radiator and a double glazed window to the rear.

SHOWER ROOM 7' 10" x 6' 03" (2.39m x 1.91m) Having a shower, hand wash basin low level WC, radiator and a double glazed obscure window to the front.

REAR GARDEN Having some lawn and stone areas, fenced boundaries with rear

access and access to a garage.

FRONT OF THE PROPERTY Having lawn and stoned areas, wall boundaries and a path way to the front door.

Council Tax Band A 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 0.8 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
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.

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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