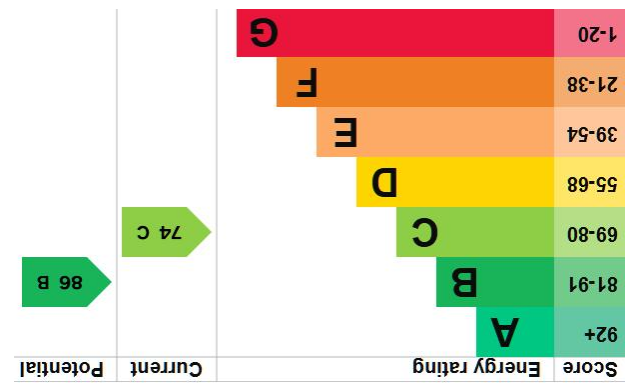


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- IDEAL FIRST TIME BUYER HOME
- SEPARATE GARAGE
- RECENTLY RENOVATED
- TWO RECEPTION ROOMS
- RENOVATED BATHROOM
- SPAIOUS HALL

Auckland Drive, Smithswood, Birmingham, B36 0SN

£200,000



## Property Description

Ideal first time buyer home or investment. Three bedroom semi detached home which has recently been renovated and offers ideal living space, three bedrooms, master with wardrobes, family bathroom, spacious lounge, separate dining room, kitchen with pantry and separate garage. Situated 0.1 mile from schools, local shops, amenities and transport links. Do not miss out on this opportunity as it wont be around long.

Approached via gated access with gravel and paved front garden with access to front door.

HALL Is tiled and has stairs to first floor, door to lounge.

LOUNGE 14' 5" x 12' 9" max 10' 2" min (4.39m x 3.89m max 3.1m min) Offering laminate flooring, radiator, window to front with blinds and door to:-

DINING ROOM 12' 8" x 7' 11" (3.86m x 2.41m) With laminate flooring, patio door, blinds, radiator and opening to:-

KITCHEN 10' 7" x 7' 8" (3.23m x 2.34m) Offering handleless white doors to units, contrasting worktop, black and white splashback tiling, tiled floor, window to rear with blinds, pantry cupboard, space for fridge freezer, under stairs storage, integrated oven and gas hob.

### FIRST FLOOR

BEDROOM ONE 14' 5" x 8' 11" (4.39m x 2.72m) With window to front, blinds, wardrobes and radiator.

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

BEDROOM THREE 10' 3" x 6' 9" (3.12m x 2.06m) With window to rear, blinds and radiator.

BATHROOM Having vinyl wood effect flooring, bath, WC, sink, electric shower, tiled walls, radiator and window to rear with blinds.

REAR GARDEN Is low maintenance with paved patio area, lawn and rear patio area.

GARAGE 15' 9" x 7' 2" (4.8m x 2.18m) With up and over door and pedestrian door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .  
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download



speed 7 Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps.

Highest available upload speed 220Mbps.

Networks in your area - Virgin Media, Openreach

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.

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

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