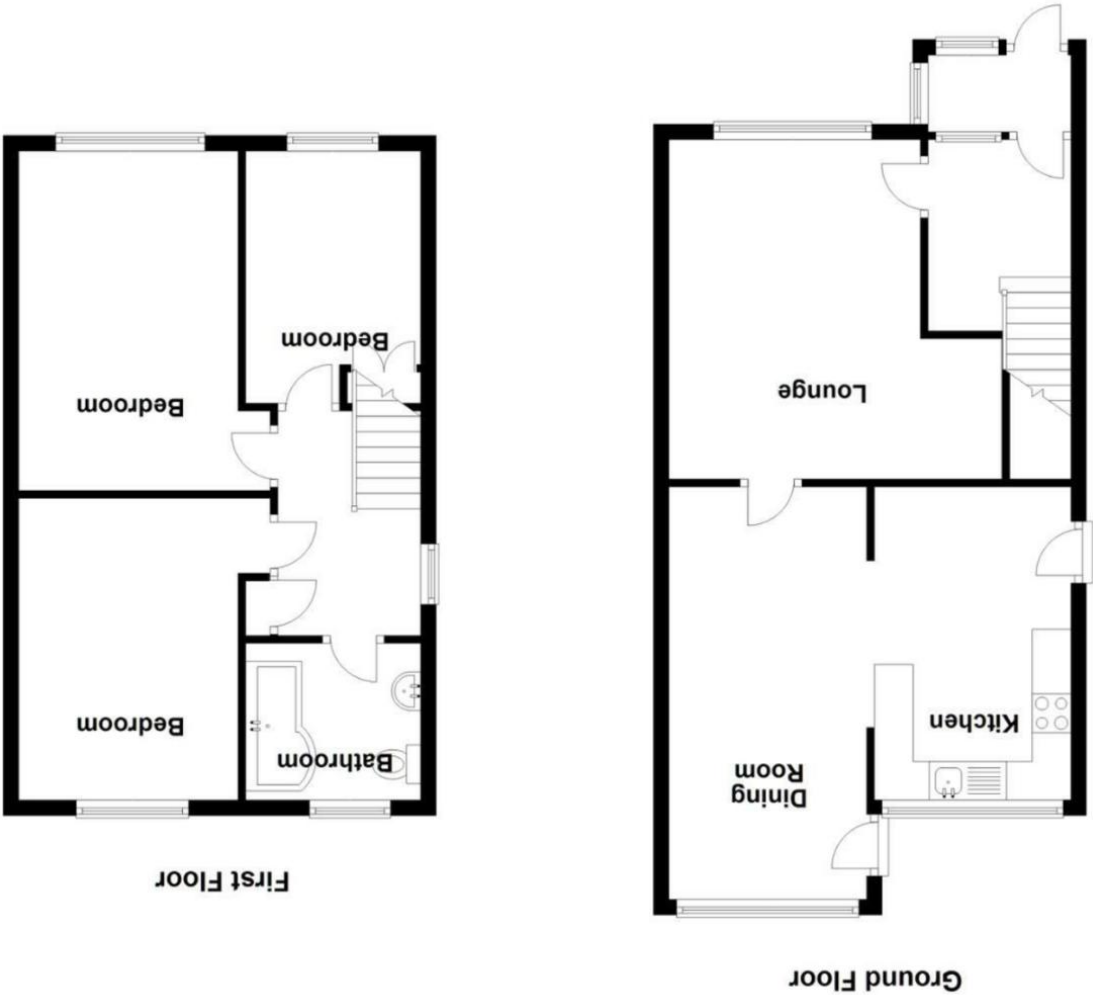


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 93.8 sq. metres (1009.1 sq. feet)

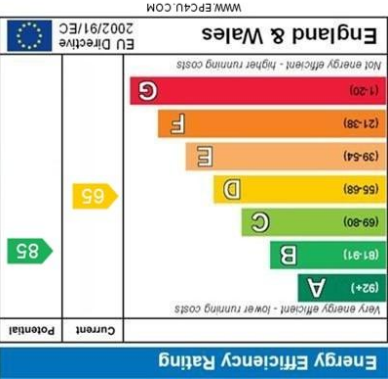


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyancer.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED HOME
- IDEAL FIRST TIME BUYER HOME
- HOWDENS KITCHEN
- UTILITY AREA
- EXTENDED SEATING AREA TO DINING ROOM



Armstrong Drive, Smithswood,
Birmingham, B36 9NL

Offers Over £250,000



Property Description

Ideal For first time buyers, families and downsizers. This well presented three bedroom home offers superb kerb appeal and a cosy luxury feel from the moment you drive onto the block paved driveway and walking through the porch into recently plastered hall way with luxury vinyl flooring flowing through the downstairs. Walking through the lounge we come across modern vibes with feature panel wall and bay window, leading through to recently fitted modern style kitchen with integrated appliances and extended seating area overlooking the garden off the dining area, useful utility has been converted at rear of garage. The well presented vibe isn't exclusive to the ground floor as you will see with the bathroom offering marble effect walls and geometric floors offering that luxury feel and with all three bedrooms coming equipped with wardrobes. This really is a home you don't want to miss out on. Call Green and Company now to arrange your viewing.

HALL Recently plastered and offers luxury vinyl flooring, feature radiator, stairs to first floor and door to:-

LOUNGE 15' x 12' 9" (4.57m x 3.89m) offering Bay window to front, Blinds, Radiator, Feature Panel Wall, Luxury Vinyl Flooring and door to

KITCHEN 16' 2" max 9' 9" min x 15' 11" (4.93m x 4.85m) Benefitting from recently fitted Howdens kitchen with integrated dishwasher, microwave and oven, integrated fridge and freezer, spotlighting, feature pendant lighting, electric hob, extractor, under unit lighting, breakfast Bar with USB and electric points, composite sink, window to rear and luxury vinyl flooring, door to side access leading to utility, dining area has extended seated window area with door to garden, feature radiator and spotlights.

UTILITY 7' 11" x 7' 8" (2.41m x 2.34m) Has been converted from rear of garage and has plumbing for washing machine, lighting and electric points, also benefits from internal door into garage.

FIRST FLOOR With window to side, airing cupboard and spotlights.

BEDROOM ONE 14' 4" max 12' 11" to wardrobe x 9' 1" (4.37m x 2.77m) Offers window to front with blinds, radiator, fitted wardrobes, oak door.

BEDROOM TWO 12' 5" x 8' (3.78m x 2.44m) Window to rear, radiator and wardrobes.

BEDROOM THREE 10' 3" x 6' 8" (3.12m x 2.03m) Having window to front, blinds, wardrobe, radiator.

BATHROOM Offers luxury marble effect wall tiles and geo metric vinyl flooring, p-shaped bath, black mixer shower, shower screen, spotlights, feature heated towel rail, BTW furniture with wc and sink, window tor rear.

GARAGE 8' 7" x 8' (2.62m x 2.44m) Has been shortened from original and offers storage to front with up and over door and electric.

GARDEN A generous garden of two halves with expansive decked seating area with balustrade and steps down to lawn with mature tree for added privacy, fenced boundaries.

Council Tax Band B - Solihull

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 63 Mbps. Highest available

upload speed 19 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available

upload speed 100 Mbps.

Networks in your area - Openreach, 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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100