

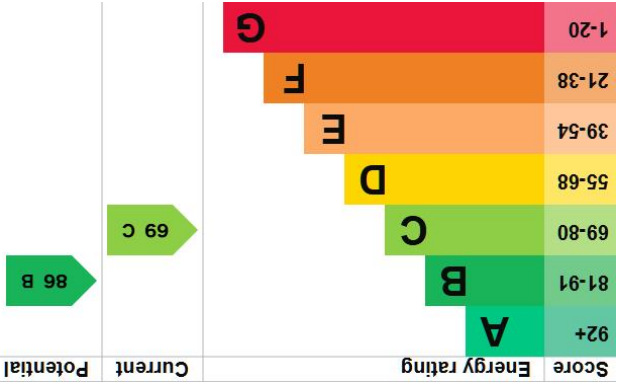


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- END TERRACED HOME
- THREE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN DINER
- IDEAL FIRST TIME BUYER HOME
- SOUGHT AFTER LOCATION



Tamar Drive, Smithswood , Birmingham, B36 0SR | Offers Over £170,000



Property Description

Fantastic opportunity to purchase this wonderful three bedroom end terrace home in the ever popular Tamar Drive. Located 0.2 mile from shops, local amenities and transport links. This fabulous home offers spacious lounge, kitchen diner, three bedrooms, generous bathroom and private rear garden. CALL GREEN AND COMPANY TO ARRANGE YOUR VIEWING.

HALL With laminate flooring, radiator, stairs to first floor and doors to lounge and kitchen.

LOUNGE 12' 3" x 12' 10" (3.73m x 3.91m) Having window to rear, radiator, wood surround and electric fire.

KITCHEN/DINER 18' 5" x 8' 10" (5.61m x 2.69m) With laminate flooring, tiled splashback, window to front, blinds, patio door to rear, gas hob, oven, wood effect units with contrasting worktop, breakfast station.

LANDING With window to front, blinds, doors to bedrooms and bathroom also with useful storage cupboard.

BEDROOM ONE 10' 6" x 10' 6" (3.2m x 3.2m) With two windows to rear, wardrobe space and radiator.

BEDROOM TWO 8' 8" x 8' 5" (2.64m x 2.57m) With window to rear and radiator.

BEDROOM THREE 9' 4" x 8' 5" (2.84m x 2.57m) With window to front, built in cupboard, built in desk and radiator.

BATHROOM Having tiled floor, mosaic effect wall tiling, bath, WC, sink, mixer shower and window to front.

GARDEN Is an ample space with crazy paved patio and pathway, lawn with raised borders and store building.

Council Tax Band A 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 8Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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.

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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100