

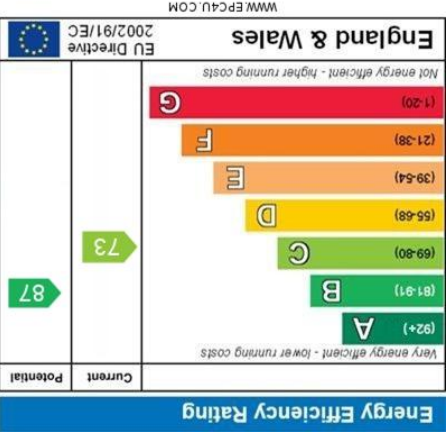
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



LEGAL READY

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



- NO CHAIN
- MID TERRCED PROPERTY
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS W/C

Lanchester Way, Smithswood , Birmingham, B36 9JG

Offers Over £170,000



Property Description

Being welcomed to market is this well presented, three bedroom mid terrace property to purchase on the ever popular Lanchester Way. This home would be a perfect First Time Buyer purchase or even suitable for an Investor looking to add to their property to portfolio. The property briefly comprises of porch, lounge, kitchen diner, lean to/utility space, guest WC, three good sized bedrooms, family bathroom and private front and rear gardens.

Viewing is essential to ensure you do not miss out on this great opportunity ! Call today to arrange your appointment.

Approached via private fenced off front garden

Entrance is via a UPVC, double glazed door leading to the porch

PORCH With tiled flooring, spotlight lighting with double storage cupboard and UPVC door leading into the lounge

LOUNGE 13' 0" x 15' 10" (3.96m x 4.83m) With laminate wooden effect flooring, double glazed window to the front with obscure bottom panel, radiator, double wooden doors leading into

KITCHEN/DINER 15' 11" x 9' 1" (4.85m x 2.77m) With tiled flooring, fitted with a mixture of wall and base shaker style units with wooden effect roll top work surface, with integrated dishwasher, gas cooker and freestanding fridge freezer, double doors into

LEAN TO /UTILITY SPACE 11' 4" x 6' 5" (3.45m x 1.96m) With tiled flooring, boiler, double glazed door to storage cupboard/utility space with washing machine and tumble dryer, window to the rear and double glazed UPVC doors leading into the garden

GUEST WC Off of the lounge with tiled flooring, tiled walls, W.C unit, hand wash basin with storage cupboard underneath

LANDING With laminate wooden effect flooring, radiator

BEDROOM ONE 9' 11" x 12' 5" (3.02m x 3.78m) With laminate wooden effect flooring, double glazed window to the front, radiator

BEDROOM TWO 7' 8" x 13' 0" (2.34m x 3.96m) With laminate wooden effect flooring, double glazed window to the rear, radiator

BEDROOM THREE 8' 2" x 7' 2" (2.49m x 2.18m) With laminate wooden effect flooring, double glazed window to the rear, radiator, fitted wall units.

GARDEN With patio area, lawn, brick built shed and rear garden access.

Council Tax Band A - 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 8 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100