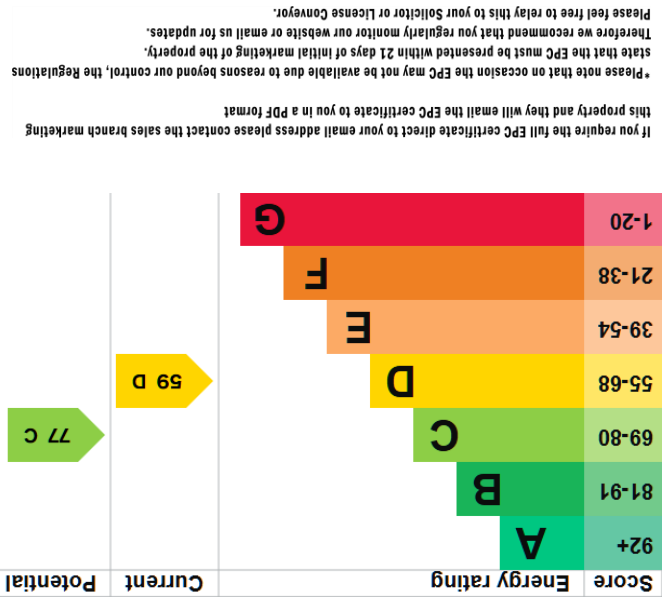


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- PERFECT PROJECT
- THREE BEDROOM SEMI DETACHED
- GARAGE
- PORCH

37 Bell Close, Smithswood, Birmingham, B36 0PZ

Offers In Region Of
£210,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

What a fabulous opportunity to acquire this lovely three bedroom semi detached home in this sought after location on Bell Close. This home will need an element of modernisation but offers the ideal purchaser the chance to add their own touches. This home is has been in the same family since it was built! Benefitting from porch, generous lounge, breakfast kitchen, three bedrooms, shower room, side garage and private rear garden, also offers off road parking. This really is a great home if you are a first time buyer looking to start your property journey. Call Green and Company to arrange your viewing.

Accessing the tarmac drive with lawn and block paved border, giving access to garage and porch.

PORCH With tiled floor and door to:-

LOUNGE 15' 1" x 12' 10" (4.6m x 3.91m) With bay window to front, stairs to first floor, door to kitchen, feature fireplace. This home is heated with blow air heating system.

KITCHEN 15' 2" x 10' 6" (4.62m x 3.2m) Benefits from tiled floor, double oven, gas hob, leather effect worktop, pantry, plumbing for washing machine, window to rear, door to garden.

FIRST FLOOR With doors to all bedrooms and shower room.

BEDROOM ONE 8' 7" x 14' 10" (2.62m x 4.52m) Has window to front, wardrobe.

BEDROOM TWO 6' 5" x 10' 10" (1.96m x 3.3m) With window to rear.

BEDROOM THREE 6' 3" x 11' 0" (1.91m x 3.35m) With window to front.

SHOWER ROOM Has anti slip vinyl flooring, tiled walls, electric shower, electric wall heater, WC and wash basin.

GARDEN Has block paved patio area, lawn, trees and fenced boundaries.

GARAGE 7' 10" x 16' 0" (2.39m x 4.88m) Benefits from pedestrian door from rear, single and double door to front, lighting. (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 likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, O2, Vodafone, limited for EE
Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7Mbps.
Broadband Type = Superfast Highest available download speed 63Mbps. Highest available upload speed 19Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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

*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.

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