

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



**LEGAL READY**

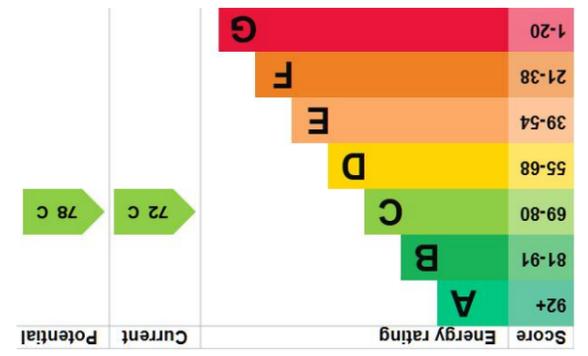
“How does this help me?”

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.

You feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- WELL PRESENTED HOME
- IDEAL FIRST TIME BUYER HOME
- SPACIOUS LIVING
- MODERN STYLE BATHROOM
- GENEROUS FRONT LAWN
- REAR SECURE PARKING

Orkney Croft, Smithswood , Birmingham, B36 0QA | Offers Over £230,000



## Property Description

What a wonderfully well presented semi detached home in the ever popular Orkney Croft - Offering lovely spacious living with well presented lounge leading through to generous kitchen diner with pantry / utility cupboard. First floor offers three bedrooms and modern style family bathroom. The home also offers low maintenance rear garden with double gated for secure parking, separate garage and store shed finish off this fabulous home, Also benefitting from New Boiler fitted last year! Call Green and Company to arrange your viewing, this wont be around long so don't miss out.

Accessed via front lawn which is walled with pathway and grass leading to porch.

PORCH With tiled floor and light, front door to:-

LOUNGE 17' 10" x 16' 3" (5.44m x 4.95m) With stairs to first floor, three radiators, window to front with blind, wall lights and double doors to kitchen.

KITCHEN 11' 5" x 16' 2" (3.48m x 4.93m) With laminate slate effect, flooring, radiator, French doors to garden, wood effect wall and base units, double oven, electric hob, tiled splash backs, window to rear with blinds, pantry cupboard / utility room.

LANDING With window to side, airing cupboard, loft access and doors to bedrooms one, two, three and bathroom.

BEDROOM ONE 14' 7" x 9' 11" (4.44m x 3.02m) With window to front, laminate flooring, radiator and fitted wardrobe.

BEDROOM TWO 14' 6" x 6' 10" (4.42m x 2.08m) With window to rear, blinds and radiator.

BEDROOM THREE 8' 0" x 8' 11" (2.44m x 2.72m) With window to rear, radiator and laminate flooring.

BATHROOM 7' 11" x 5' 9" (2.41m x 1.75m) Which is a modern vibe with tiled floor, tiled walls, bath, screen, mixer shower, BTW wc and vanity sink, heated towel rail, window to front, blinds.

GARDEN Low maintenance with paved flooring, fenced boundaries and double gates for rear secure parking, pedestrian door to rear of garage.

GARAGE Having up and over door to front, lighting and useful storage area to rear with pedestrian door to garden.

(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

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

Mobile coverage for:

EE, O2 and Vodafone - Good outdoor and in-home

Three - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 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

