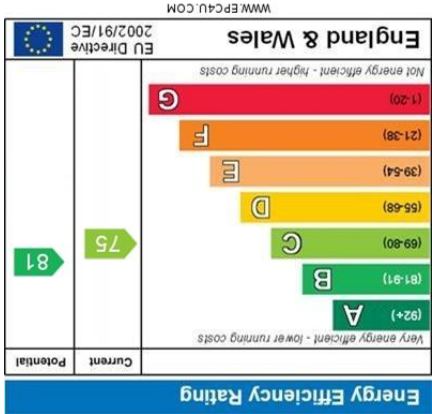


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS
- END TERRACE
- CONSERVATORY
- DOWNSTAIRS WC
- BREAKFAST KITCHEN



Marcos Drive, Smithswood , Birmingham, B36 9ND

£160,000



Property Description

Wonderful opportunity to acquire this three bedroom end terraced home on Marcos Drive. This home is perfect for first time buyers looking to get on the property ladder, also perfect for families looking to take a step up. This home is the ideal start to make your own mark with décor and style and can be seen as a blank canvass to get your teeth into. Wonderful position being on the end with ample frontage which is fenced around, porch, hall, downstairs WC, kitchen diner, spacious lounge and conservatory to the ground floor. First floor offers three bedrooms and family bathroom. Please call Green and Company to arrange your viewing.

Approached via walk way to end terrace with gated and fenced boundaries.

PORCH With vinyl flooring, wood panelling, gas and electric meters.

HALL With laminate flooring, radiator, door to WC, door to lounge and french doors to kitchen.

LOUNGE 15' 10" x 12' 7" (4.83m x 3.84m) With laminate flooring flowing from hall, patio doors to conservatory, electric fire with surround, radiator.

KITCHEN 9' 9" x 16' 1" (2.97m x 4.9m) With window to front, blind, selection of wall and base units, radiator, sink, tiled splashback and half wood panelling in dining area.

CONSERVATORY 12' 3" x 6' 4" (3.73m x 1.93m) With store room, door and window to rear.

WC Is downstairs and offers vinyl flooring, WC and sink.

LANDING With airing cupboard, loft access and doors to bedrooms and bathroom.

BEDROOM ONE 9' 0" x 16' 0" (2.74m x 4.88m) With window to rear, radiator and wardrobe space.

BEDROOM TWO 9' 7" x 13' 0" (2.92m x 3.96m) With window to front, radiator.

BEDROOM THREE 6' 8" x 10' 1" (2.03m x 3.07m) With window to rear, radiator.

BATHROOM With window to front, corner bath, WC, wash basin, radiator and airing cupboard.

GARDEN Has been recently renovated with paved patio, feature fence and gate leading to lawn with further fenced boundaries and shrubbery.

Council Tax Band A Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
Vodafone - Good outdoor, variable in home
EE, O2, Three - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7M bps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20M bps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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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