

TOTAL AREA: APPROX. 89.3 SQ. METRES (961.0 SQ. FEET)  
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.  
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Castle Bromwich | 0121 241 1100



- MID TERRACED HOME
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN / DINER
- GUEST W.C

Marcos Drive, Smiths Wood, B36 9ND

£127,500





## Property Description

\*\*\*DRAFT DETAILS \*\*\*AWAITING APPROVAL\*\*\* Green and Company are delighted to offer for sale this well presented and spacious three bedroom mid terraced family home. The property briefly comprises a porch, spacious lounge, kitchen / diner, guest w.c, three bedrooms and bathroom. The property also benefits from double glazing and blow air heating (both where specified) and front and rear gardens. Viewing is highly recommended.

The property is approached via fore garden with pathway leading to front porch door.

PORCH Giving access to;

SPACIOUS LOUNGE 16' 0" x 15' 3" (4.88m(max) x 4.65m) Having double glazed window to the front elevation, laminate flooring, blow air heating and stairs leading to the first floor.

GUEST W.C Having low level w.c and hand wash basin.

KITCHEN / DINER 15' 10" x 9' 11" (4.83m x 3.02m) Being fitted with a range of wall and base units, Oak work surfaces, ceramic Belfast style sink with mixer tap, space and plumbing for a washing machine, range cooker, double glazed window to the rear elevation and double glazed door to the garden.

### FIRST FLOOR ACCOMMODATION

LANDING Having doors off to all bedrooms and bathroom.

BEDROOM ONE 12' 5" x 9' 8" (3.78m x 2.95m) Having double glazed window to the front elevation and laminate flooring.

BEDROOM TWO 7' 8" x 13' (2.34m x 3.96m) Having double glazed window to the rear elevation.

BEDROOM THREE 7' x 8' 3" (2.13m x 2.51m) Having double glazed window to the rear elevation and storage cupboard.

BATHROOM Having freestanding bath with electric shower over, low level w.c, double glazed window to the rear elevation, tiled walls and floor and airing cupboard.

### OUTSIDE

GARDEN Having paved patio and lawn area.

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agents 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 Solicitors or Surveyor. Please note that all measurements are approximate.