



Offers In The Region Of £110,000

Daren Close, Smiths Wood, Birmingham, B36 0TE

** GROUND FLOOR ** PRIVATE REAR GARDEN ** STORAGE SHED ** LONG LEASE **

The property is accessed via a walkway leading to the communal secure entrance area. The property itself benefits from an entrance hallway, dual aspect lounge, kitchen/dining room, TWO BEDROOMS one with fitted units, a family bathroom, a private rear garden accessed from the lounge area, and a private brick built storage area. Energy Efficiency Rating:- D

TO BOOK A VIEWING

We will request proof of affordability via your last 3 months bank statements, 3 months pay slips, and some form of photographic ID so we know who we will be meeting there for the initial viewing.

Approach

The property is approached via communal walkways and a communal access gate leading to secure key/fob or intercom access into the communal entrance hallway. Private door allowing access to:-

Entrance Hallway

Decorative coving finish to the ceiling, and dado rail to the walls, two storage cupboards and wood effect flooring. Doors to:-

Lounge

21'1" x 10'6" (6.43m x 3.20m)

Double glazed picture window to the front, radiator, wood effect flooring, decorative coving finish to the ceiling and two ceiling roses. Feature fireplace consisting of a

wooden style fire surround with a tile effect hearth and an electric log burner effect fire. Double glazed sliding patio doors to the rear allowing access to the rear garden area.

Kitchen

11' x 9'6" (3.35m x 2.90m)

Range of wall mounted and floor standing base units with glass fronted display units and open corner shelving units incorporated, roll edge work surfaces over with a sink and drainer unit and mixer tap over inset. Appliances built in consist of an under unit oven with a hob over, wall mounted boiler. Plumbing for a washing machine, partly tiled walls, and tiling to the floor area. Radiator and a double glazed window to the rear

Bedroom One

13'4" (max) 10'2" (min) x 12'3" (4.06m (max) 3.10m (min) x 3.73m)

Double glazed window to the rear, ceiling mounted fan light, a radiator and wood effect flooring. Fitted wardrobes to two

walls consisting of four single wardrobe/shelving units, drawer units, dressing table area, bedside cabinets and over head units.

Bedroom Two

10'7" x 10'5" (3.23m x 3.18m)

Double glazed window to the side, radiator and decorative dado rail to the walls.

Bathroom

8' x 5'6" (2.44m x 1.68m)

Suite comprised of a panelled bath with an electric shower unit over, low flush WC and a pedestal wash hand basin. Radiator, partly tiled walls, tiling to the floor area, decorative coving finish to the ceiling and two double glazed windows to the front.

OUTSIDE

Private Rear Garden

Paved patio area extending to create a paved pathway to the side running through to the side access gate into the communal courtyard area. Garden laid mainly to lawn with mature shrubbery and



flower bed borders. Fence perimeters also housing the access gate, outside tap, and a timber shed.

FURTHER INFORMATION

Council Tax Band A

Communal Areas

There are communal areas surrounding the property consisting of a front garden, rear courtyard, drying areas brick built storage sheds, access gates to the communal walkways, and secure communal access areas to the block.

OfCom Broadband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good

SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good

ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

Of Com Mobile

Ofcom Mobile Coverage

Results for 60 Daren Close

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2 Good outdoor

3 Good outdoor, and in-home

Vodafone Good outdoor and variable in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

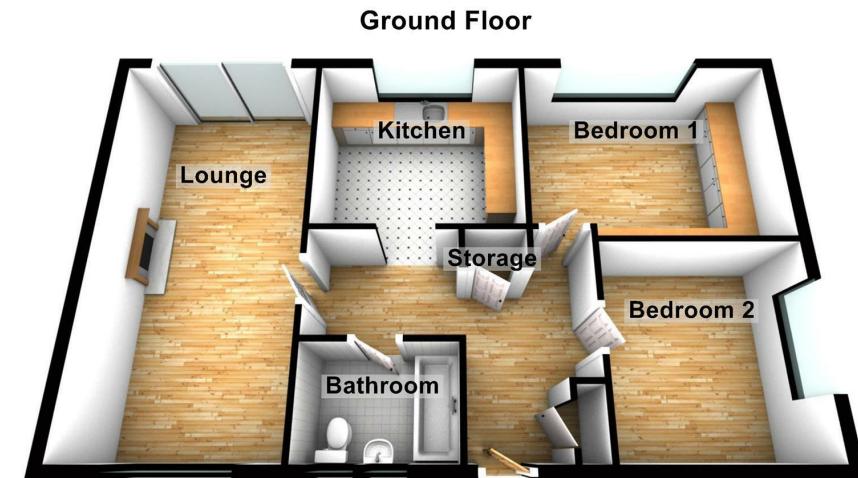
O2- 83%

Vodafone 79%

Three 78%

EE 71%

Performance scores should be considered as a guide since there can be local variations.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	