



87 Falkland Way, Smiths Wood, Solihull B36 0LX **Price £169,950**

A freehold, 3 bedroom mid townhouse benefiting from gas fired central heating and UPVC double glazing.

No upward chain.

Falkland Way is located off Windward Way, which in turn leads off Auckland Drive,

The property is set back from the roadway behind a walkway approach and small neat foregarden with pathway entrance,

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

ON THE GROUND FLOOR

UPVC FRONT DOOR ENTRANCE TO

RECEPTION HALL

UPVC double glazed window, ceramic tiled floor, single panel central heating radiator.

KITCHEN (FRONT)

13'9 x 9'2 (4.19m x 2.79m)

Single drainer twin bowl sink unit with mixer taps, 2 double door and 2 single door base units, double door and single door wall unit. Open display shelving. 4 ring electric hob with oven below and extractor fan over. Plumbing for automatic washing machine, plumbing for automatic dishwasher. Single panel central heating radiator, UPVC double glazed window. Large walk in cloak/storage cupboard.

LOUNGE (REAR)

19' x 12'1 (5.79m x 3.68m)

Polished fire surround with hearth, single panel central heating radiator, 2 UPVC double glazed windows,

ON THE FIRST FLOOR

LANDING

Linen and airing cupboard housing the Worcester gas fired central heating boiler.

BEDROOM 1 (REAR)

12'4 x 11'1 (3.76m x 3.38m)

UPVC double glazed window, single panel central heating radiator.

BEDROOM 2 (FRONT)

13'4 x 12'2 (max) (4.06m x 3.71m (max))

UPVC double glazed window, single panel central heating radiator.

BEDROOM 3 (REAR)

9'2 x 7'8 (2.79m x 2.34m)

UPVC double glazed window, single panel central heating radiator.

BATHROOM (FRONT)

7'10 x 5'11 min (2.39m x 1.80m min)

Panelled in bath with tiled splash back. Separate shower cubicle with Triton fitted shower. Vanity wash hand basin with double door base unit below. Low flush w.c. UPVC double glazed window, single panel central heating radiator.

OUTSIDE

Lawned rear garden.

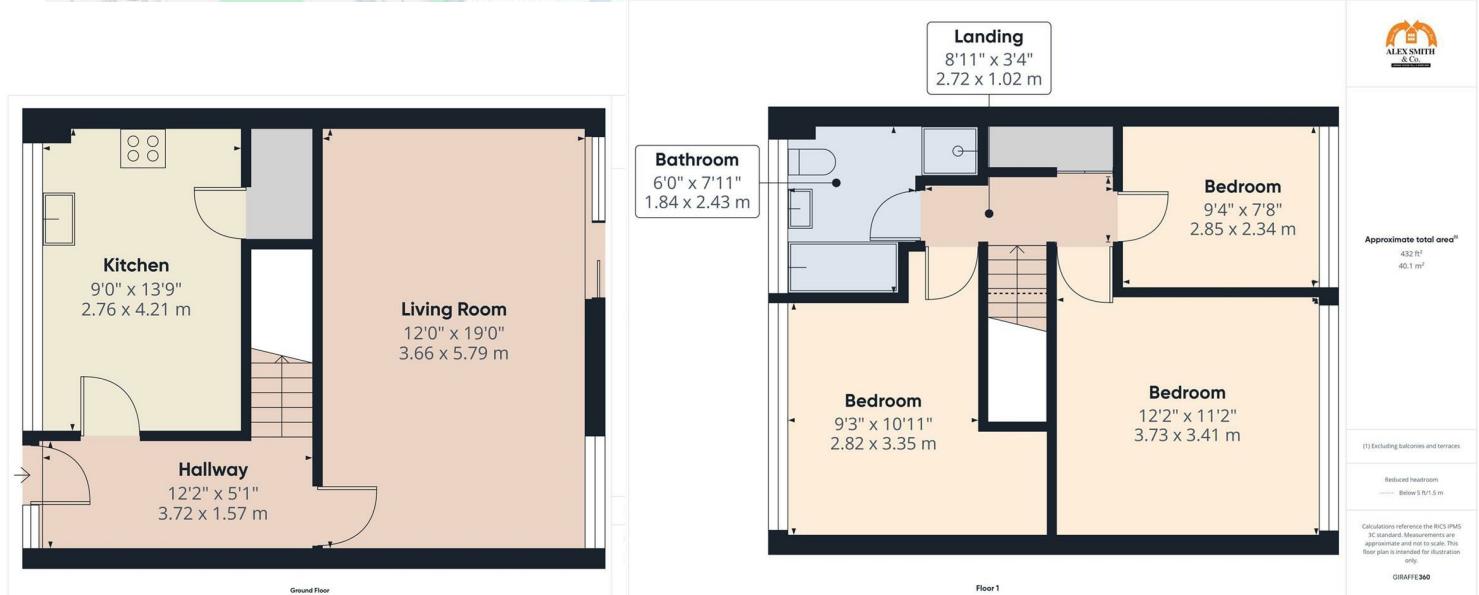
COUNCIL TAX BAND:

This Property falls into Solihull Council Tax Band A Council Tax Payable Per Annum £1,445.53 Year 2025/26.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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