



**angelestates**  
your housing guardians

**PARKES STREET, SMETHWICK  
WARLEY, B67 6AZ**



**MID-TERRACED PROPERTY LOCATED WITHIN QUITE RESIDENTAL AREA IN NEED OF MODERNISATION IS NOW AVAILABLE 'FOR SALE'. IDEAL PURCHASE FOR INVESTORS OR THOSE LOOKING FOR THEIR FIRST HOME TOGETHER. IF YOU WANT A PROJECT, CALL TO ARRANGE A VIEWING AND MAKE US AN OFFER!!**

- MID-TERRACED PROPERTY
- GAS & ELECTRIC HEATING
- TWO RECEPTION ROOMS
- QUIET RESIDENTIAL AREA
- NO UPWARD CHAIN
- TWO BEDROOMS
- PART DOUBLE GLAZING
- UPSTAIRS SHOWER ROOM
- IN NEED OF MODERNISATION
- ENERGY RATING – G (15)

**For Sale: Asking Price of £130,000**

# Parkes Street, Smethwick, Warley, B67 6AZ

## Entrance:

Brick boundary wall with iron entrance gate, raised paved terrace and concrete path with steps leading to front entrance. Double glazed door with obscured glass panel leads into:-

## Front Reception Room: 12'7" (max, into bay) x 11'1" (max, into recess) 9'9" (min)

Exposed floor boards (no carpet), pendant light fitting, single glazed bay window to front elevation, wall mounted shelf within recess and fire surround (boarded over) with mantle shelf above. Glazed panelled door with obscured glass leads into:-

## Dining Room: 11'1" x 11'0" (max, into recess) 9'8" (min)

Quarry tiled flooring (no carpet), pendant light fitting, single glazed window to rear elevation, wooden fire surround with tiled mantle, hearth and gas fire above. Door to side leads into **under stairs cupboard** with lino flooring, light ceiling to ceiling, shelving unit to wall, fuse board and electricity meter. From dining room, glazed panelled door with obscured glass and single step up, leads into:-

## Kitchen: 10'5" x 6'4"

Lino flooring, light fitting to ceiling, fully tiled walls, double glazed window and door with obscured glass panels to side elevation leading into rear garden. Kitchen comprises of:- kitchen base and single wall unit, work surfaces with inset single bowl sink, drainer and mixer tap. Space provided for gas cooker, washing machine and other under counter appliance.

From dining room, door leads to uncarpeted stairs with handrail to walls, pendant light fitting above staircase and onto first floor landing. Door to side leads into:-

## Front Bedroom: 11'4" x 11'1 (max, into recess) 9'9" (min)

Exposed floor boards (no carpet), pendant light fitting to ceiling, single glazed window to front elevation and wall mounted electric heater. From landing, door towards rear leads into:-

## Rear Bedroom: 11'2" x 11'1" (max, into recess) 9'8" (min)

Exposed floor boards (no carpet), pendant light fitting to ceiling and single glazed window to rear elevation. Door to side leads into **over stairs storage cupboard** and provides access to loft space above. Door towards rear with single step down leads into:-

## Shower Room: 10'6" (max, into recess) 7'7" (min) x 6'4" (max) 4'3" (min, to cupboard front)

Exposed floor boards (no carpet or lino), light fitting to ceiling, Baxi Brazilla wall mounted gas heater and double-glazed window with obscured glass to rear elevation. Suite comprises of:- large glass shower enclosure with Triton T80Si electric shower above, partly tiled walls as splashback (and fully tiled within shower enclosure), low level flush toilet and pedestal wash basin. Built-in airing cupboard to side with hot water header tank and storage below with shelving.

## Outside:

From kitchen door, paved yard leads past two outbuildings (bin store and gardeners outside toilet – both unmeasured) with single step up to wooden piquet fencing with gate. Beyond gate, floral border with mature shrubs leads onto two-tier paved patio/entertaining area with partly cultivated garden beyond also containing mature shrubs and trees providing natural screening towards rear boundary.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.



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## Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

## Tenure:

We are advised that the property is **Freehold**, confirmation of which should be obtained by reference to the title deeds.

## Local Authority Charge: (Financial Year 2024-2025)

The property has been 'Banded A' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Sandwell Metropolitan Borough Council**. For the financial year (stated above), council tax charges are **£1,351.88 per annum** (subject to status).

## Energy Performance Rating: G (15)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 G	

## Are you Looking for Mortgage Advice??

Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

## Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

## Internal Photographs:

### Dining Room:



### Kitchen:



### Rear Garden:



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