



angelestates
your housing guardians

**BRIAN ROAD, SMETHWICK, WARLEY
WEST MIDLANDS, B67 7LG**



EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY IS NOW AVAILABLE TO VIEW 'FOR SALE'. OFFERED WITH NO UPWARD CHAIN, BENEFITS FROM GOOD RESIDENTIAL AREA WHICH IS IDEAL FOR FAMILIES AND ALLOWS SCOPE TO IMPROVE TO YOUR OWN TASTE. CALL TO ARRANGE A LOOK!

- SEMI-DETACHED PROPERTY
- GAS CENTRALLY HEATED
- THROUGH LOUNGE/DINING AREA
- DOWNSTAIRS SHOWER ROOM
- NO UPWARD CHAIN
- THREE BEDROOMS
- MOSTLY DOUBLE GLAZED
- SIZABLE EXTENSION TO REAR
- OFF-ROAD PARKING ON DRIVE
- ENERGY RATING – D (56)

For Sale: Offers in Excess of £265,000

Brian Road, Smethwick, Warley, B67 7LG

Entrance:

From pavement, full width block paved driveway for one-two vehicles which leads towards double-glazed side door and main entrance. Double-glazed sliding door leads into:-

Porch: 7'0" x 2'0"

Fully tiled flooring, double glazed to three elevations and double-glazed door with leaded glass and side window leads into:-

Hallway:

Laminate flooring, pendant light fitting to ceiling, single panel radiator, smoke alarm to wall and built-in cupboard housing gas meter. Concertina door to side leads into **Under Stairs Cupboard** with laminate flooring, light fitting and shelving to wall, single glazed window with obscured glass to side, wall mounted fuse board and electric meter. From hallway, panelled door to side leads into:-

Reception Room: 26'9" (max, into bay) x 11'8" (max, into recess) 9'6" (min)

Carpeted flooring, two pendant light fittings to ceiling, wall mounted gas fire and single panel radiator towards rear, double glazed bay window to front elevation with curved single panel radiator beneath and double-glazed sliding door to rear leads into dining area (used as room divider). From hallway, panelled door to rear leads into:-

Breakfast Kitchen: 21'5" x 13'6" (max) 13'4" (min)

Fully tiled flooring, single panel radiator, two 'track styled' sets of spotlights to ceiling, Worcester Bosch central heating boiler to wall and double-glazed window to rear elevation. Kitchen comprises of:- Range of kitchen base and wall units with work surfaces, partly tiled walls as splashback, one and half sink, drainer and mixer tap. Fan assisted electric oven with five burner gas hob and chimney-styled extractor hood above. Space and plumbing provided for washing machine. Panelled door towards front, leads into:-

Side Entrance Room/Office Space: 15'2" x 5'8"

Laminate flooring, pendant light to ceiling, single panel radiator, shelving to wall, single step-up leads to double glazed door with leaded glass and adjacent side window provides access to front. From Breakfast Kitchen, panelled door to side leads into:-

Dining Room: 11'9" x 10'4"

Laminate flooring, single panel radiator, two wall mounted light fittings and set of track spotlights to ceiling, double glazed 'French Doors' provides direct access onto patio and rear garden beyond.

From breakfast kitchen, double-glazed door with obscured glass and single step-down leads into:-

Rear Lobby: 5'10" x 2'9"

Fully tiled flooring and walls, electric wall heater, aqua-boarded ceiling with enclosed lighting and double-glazed door with obscured glass to side leads onto patio. Panelled door into:-

Downstairs Shower Room: 5'10" x 3'8"

Fully tiled flooring and walls, aqua boarded ceiling with enclosed lighting, double glazed window with obscured glass to rear elevation and extractor fan to wall. Suite comprises of:- Double shower enclosure with glass sliding entrance doors, riser rail and thermostatic shower with 'waterfall styled' shower head, modern low-level flushing toilet and single bowl wash basin with mixer tap and vanity unit below.

From hallway, carpeted stairs leading to first-floor landing with double glazed window with obscured glass to side elevation, partially panelled wall outside bathroom, pendant light fitting with access to loft space to ceiling. Panelled door to side leads into:-

Bedroom One (Front): 13'7" (max, into bay) x 10'9" (max, into recess) 8'2" (min, to wardrobe front)

Laminate flooring, pendant light fitting to ceiling, single panel radiator, double glazed bay window to front elevation and fitted double wardrobes with sliding doors and single full-length section with mirrored door. From landing, panelled door to side leads into:-

Bedroom Two (Rear): 12'9" x 10'8" (max, into recess) 9'6" (min)

Laminate flooring, pendant light fitting to ceiling, single panel radiator and double-glazed window to rear elevation with view over enclosed gardens. From landing, panelled door to front leads into:-

Single Bedroom (Front): 8'1" x 6'9"

Laminate flooring, pendant light fitting to ceiling, single panel radiator and double-glazed window to front elevation. From landing, panelled door towards rear leads into:-

Family Bathroom: 6'9" x 5'9"

Vinyl flooring, fully tiled walls, enclosed lighting to ceiling, chrome heated towel rail, extractor fan to wall and double-glazed window with obscured glass to rear elevation. Suite comprises of:- Modern panelled bath with shower tap attachment and shower curtain and rail above, modern low-level flushing toilet and single bowl wash basin with mixer tap and vanity unit below.



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.

Brian Road, Smethwick, Warley, B67 7LG

Rear Gardens:

From dining room, step down onto tiered paved patio leading into fully enclosed rear garden which's benefits from not being overlooked at the rear. Mostly laid as lawn has been divided by the paved central pathway which leads towards raised planting beds and garden shed (to remain); a 'shady-spot' at the rear boundary has been created beneath the canopy of neighbour's conifer trees which also acts as natural screen.

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 2025-26)

The property has been 'Banded C' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Sandwell Metropolitan Borough Council**. For the current financial year (subject to annual increment) council tax charges are **£1,896.40 per annum**.

Energy Performance Rating: D (56)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	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.

Additional Photographs:

Reception Room:



Breakfast Kitchen:



Rear Garden:



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.