

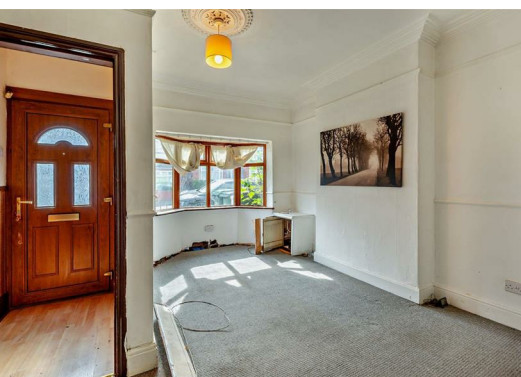


32 Topsham Road, Smethwick, B67 7LZ Offers in excess of £165,000

Welcome to this charming mid-terrace house located on Topsham Road in the delightful area of Smethwick. This property boasts two reception rooms, two bedrooms and a bathroom.

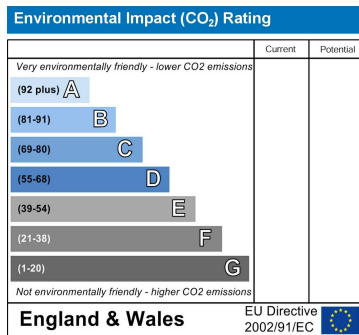
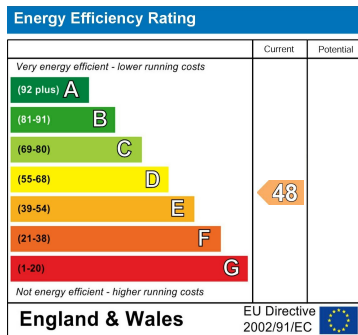
Located in the heart of Smethwick, you'll have easy access to local amenities, schools, and transport links. The property is within a two mile radius to several train stations, such as; Langley Green Station, Smethwick Rolfe Street Station, Smethwick Galton Bridge Station and Rowley Regis Station. There are also multiple bus stops within walking distance of the property giving access to the surrounding towns and Birmingham City Centre.

Don't miss out on the opportunity to own this home on Topsham Road. Book a viewing today.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



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