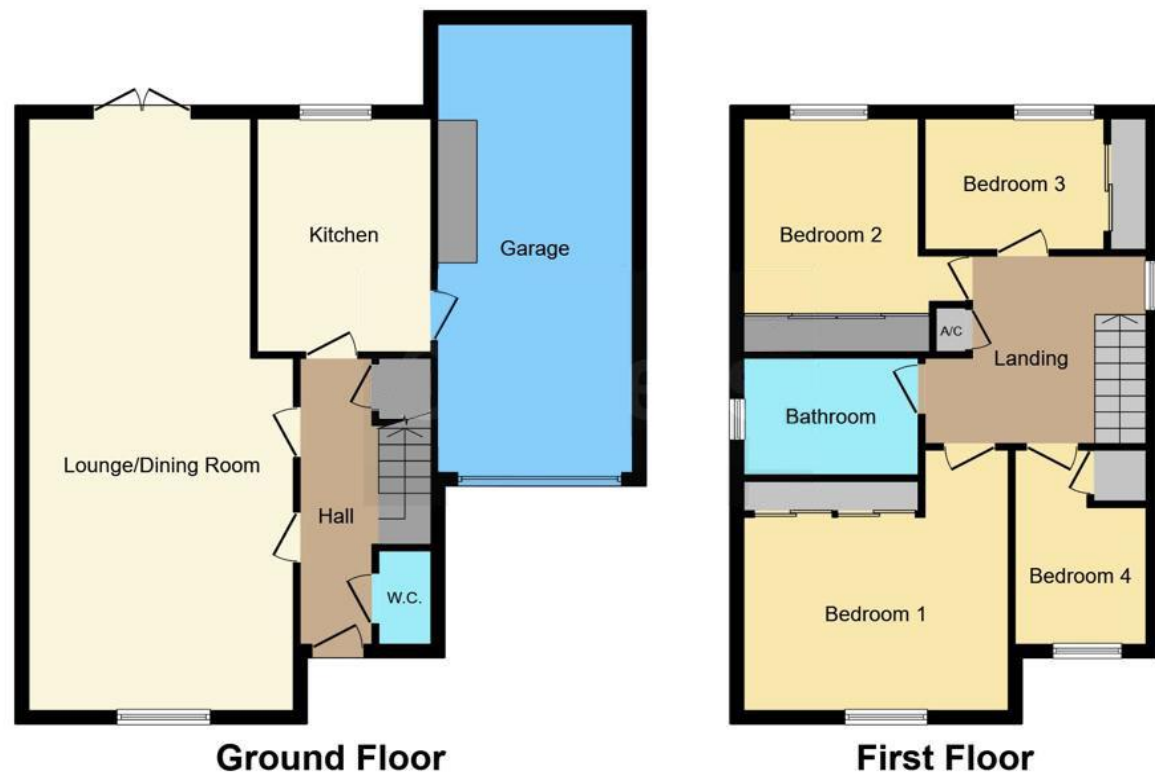


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
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Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

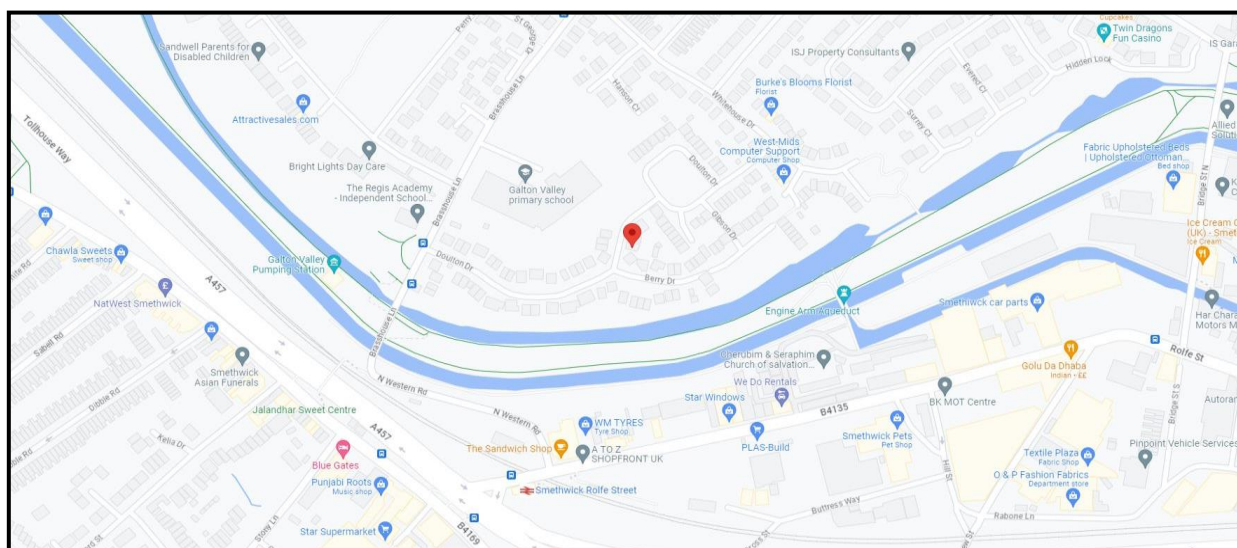
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Doulton Drive, Smethwick, West Midlands, B66 1RA

£330,000

Innovate Estate Agents are delighted to present this **FOUR BEDROOM SEMI DETACHED PROPERTY** situated in Smethwick! The property boasts of **DRIVEWAY** allowing **OFF ROAD PARKING**, **GARAGE**, entrance hallway, **THROUGH LOUNGE**, **FITTED KITCHEN**, guest W/C, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Galton Valley Primary School, Smethwick Rolfe Street Station, Smethwick Galton Bridge Train Station and M5 (Junction 1). EPC Rating: D. Council Tax Band: D. Admin Fees May Apply.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plascom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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- Approach** The property is approached via tarmacadam driveway allowing off road parking leading to garage door and paved pathway with step leading up to front entrance door.
- Entrance Hallway** Having ceiling light point, power point, gas central heating radiator, stairs rising to first floor landing and doors leading into guest W/C, lounge and fitted kitchen.
- Through Lounge** 30' 5" x 10' 9" (9.27m x 3.28m) Having ceiling light points, power points, gas central heating radiators, double glazed window to front elevation, wood effect laminate flooring and French doors leading to rear garden.
- Fitted Kitchen** 8' 2" x 11' 9" (2.49m x 3.58m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, gas cooker point with cooker hood above, space for fridge/freezer, plumbing for dishwasher, tiling to splash prone areas, linoleum flooring and door leading to garage/utility area.
- Guest W/C** Having ceiling light point, gas central heating radiator, obscure double glazed window to front elevation, low level W/C, vanity hand wash basin with mixer tap and tiling to walls and linoleum flooring.
- First Floor Landing** Having ceiling light point and doors leading into all bedrooms and family bathroom.
- Bedroom One** 13' 3" x 11' 4" (4.04m x 3.45m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
- Bedroom Two** 11' 0" x 13' 5" (3.35m x 4.09m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
- Bedroom Three** 7' 0" x 11' 4" (2.13m x 3.45m) Having ceiling light point, power points, gas central heating radiator, built in storage cupboard and double glazed window to front elevation.
- Bedroom Four** 10' 5" x 7' 5" (3.17m x 2.26m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
- Family Bathroom** Having ceiling light point, gas central heating radiator, bathroom suite comprises of panel bath with hot and cold water taps and shower head attachment above, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls and linoleum flooring.
- Rear Garden** The rear of the property comprises of paved patio area laid to lawn with access to garage, mature shrubs and bushes and fencing to its perimeters.
- Garage** Having ceiling light point, power points, up and over garage door and door leading to rear garden.