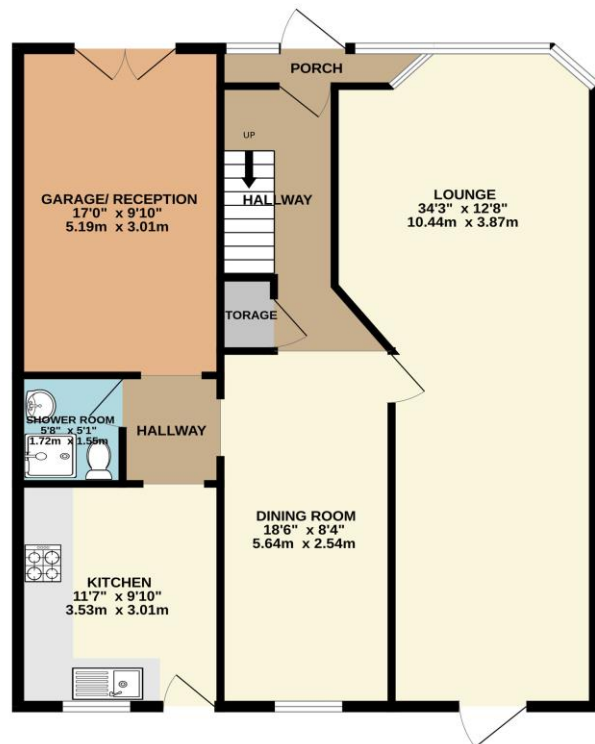
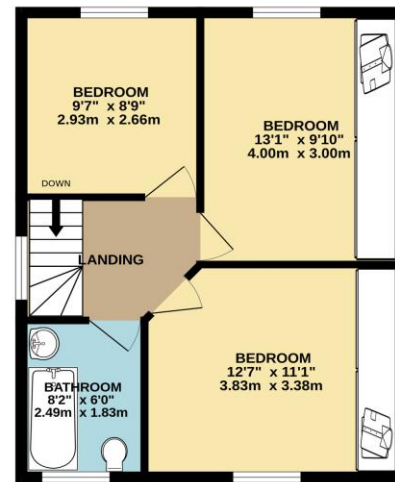


18 Birmingham Street, Oldbury, West Midlands, B69 4DS
 T: 0121 544 4554 E: info@innovate-ea.co.uk

GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.

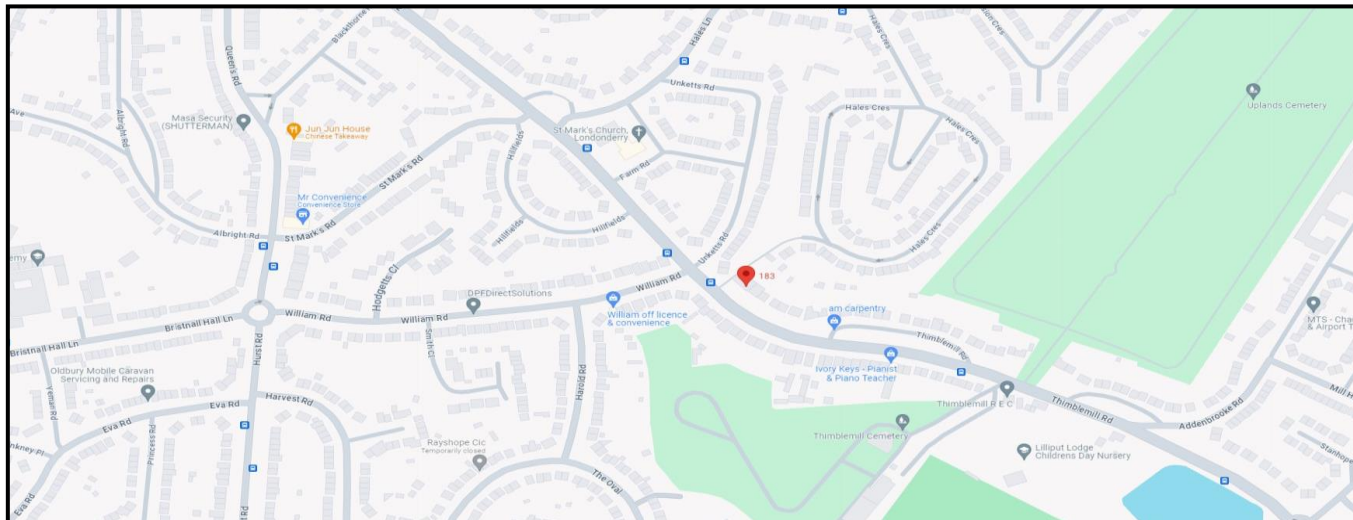


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metronix 62024



Thimblemill Road, Smethwick, West Midlands, B67 6LR

£375,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

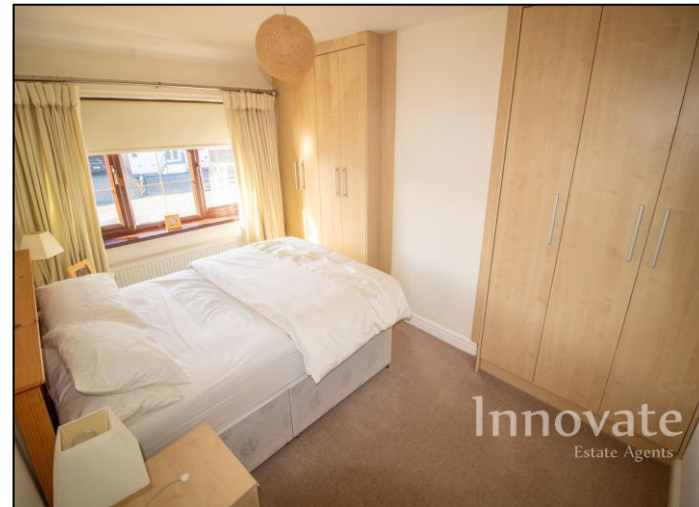
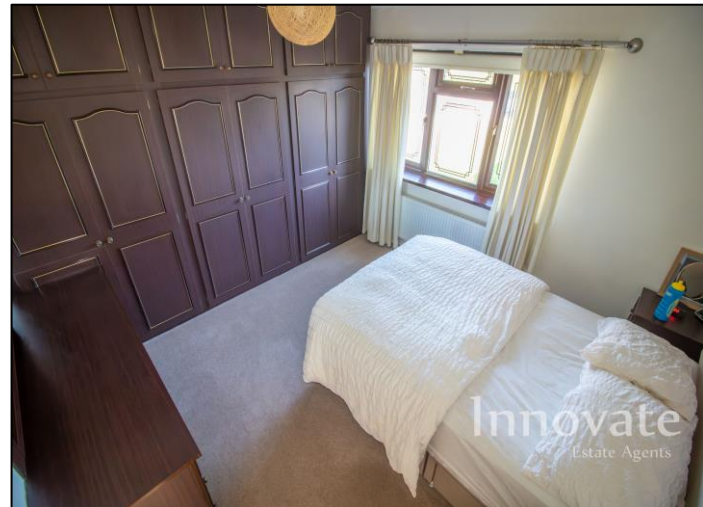
****POTENTIAL TO EXTEND (stpp)**** Innovate Estate Agents are delighted to present this **THREE BEDROOM SEMI DETACHED FAMILY HOME** situated in Smethwick! The property boasts of a **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, front entrance porch, entrance hallway, **TWO RECEPTION ROOMS**, **FITTED KITCHEN**, downstairs shower room, **GARAGE**, 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 educational facilities, day to day amenities and transport links such as Bearwood Primary School, St Gregor's Catholic Primary School, Tesco Express Supermarket, Warley Woods, Langley Green Train Station and M5 (Junction 2). **EPC Rating: C. Council Tax Band: C. 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 its 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 a block paved front driveway allowing off road parking leading to
Front Entrance Porch	Having ceiling light point, power points and door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, door leading into lounge, fitted kitchen, under stair storage cupboard and stairs rising to first floor landing.
Dining Room	18' 6" x 8' 4" (5.63m x 2.54m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and wood effect laminate flooring.
Lounge	34' 3" x 12' 8" (10.43m x 3.86m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation and door leading to rear garden.
Fitted Kitchen	11' 7" x 9' 10" (3.53m x 2.99m) Having ceiling spotlights, power points, fitted kitchen comprises of matching wall and base units with work tops over, inset sink drainer unit with mixer tap, integrated five ring gas hob with cooker hood above, integrated double oven/grill, space for fridge/freezer, plumbing for washing machine and dishwasher, tiling to walls and floor and door leading to rear garden.
Downstairs Shower Room	5' 8" x 5' 1" (1.73m x 1.55m) Having ceiling light point, gas central heated towel radiator, shower cubicle with thermostatic shower and shower head attachment, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.
Garage	17' 0" x 9' 10" (5.18m x 2.99m) Having ceiling light point, power points and gas central heating radiator.
First Floor Landing	Having ceiling light point, gas central heating radiator, access to loft space and doors leading into all bedrooms and family bathroom.
Bedroom One	13' 1" x 9' 10" (4.00m x 3.00m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and fitted wardrobes.
Bedroom Two	12' 7" x 11' 1" (3.83m x 3.38m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation and fitted wardrobes.
Bedroom Three	9' 7" x 8' 9" (2.92m x 2.66m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Family Bathroom	8' 2" x 6' 0" (2.49m x 1.83m) Having ceiling light point, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with hot and cold water taps and shower head attachment, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn, planters to sides and fencing to its perimeters.