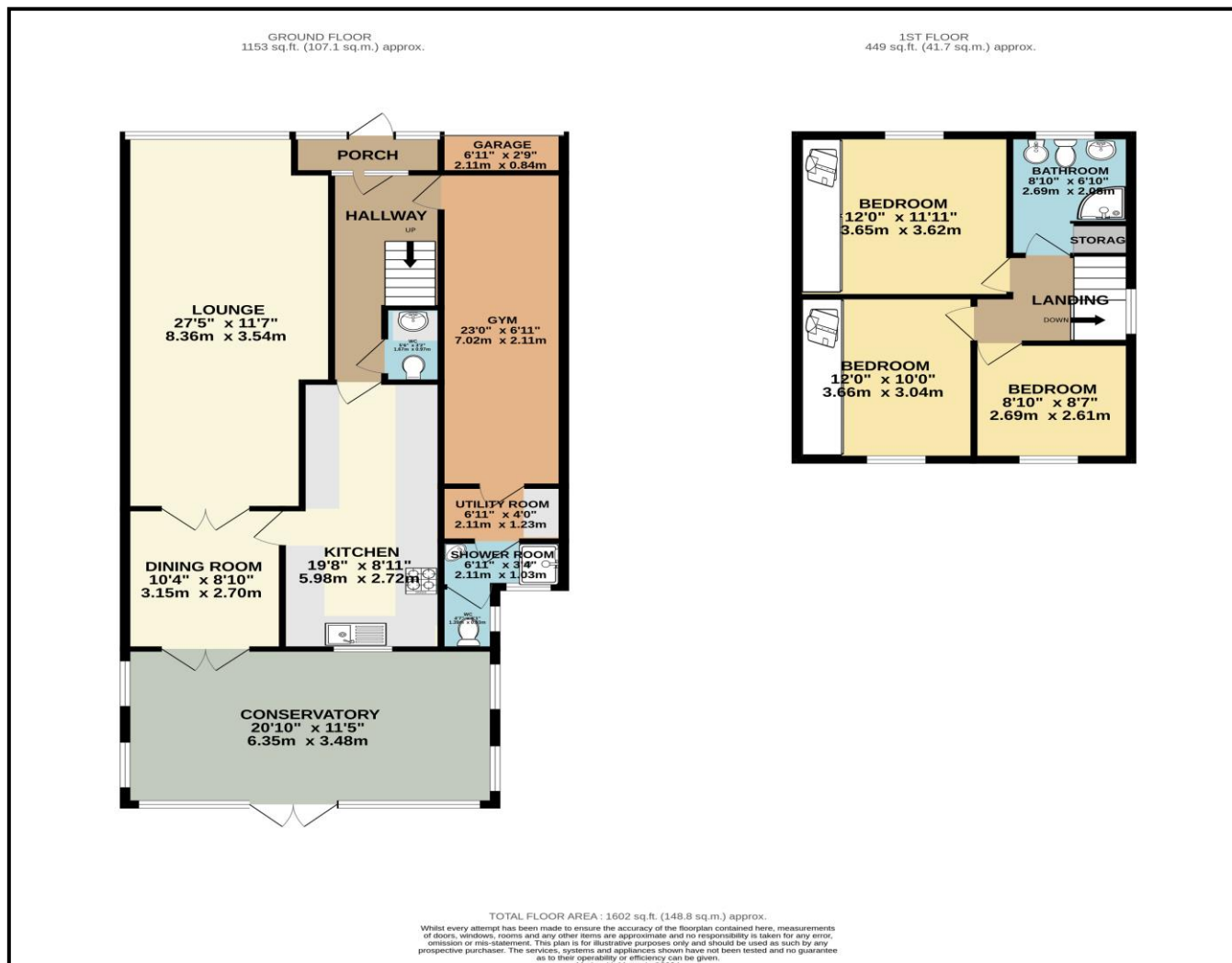


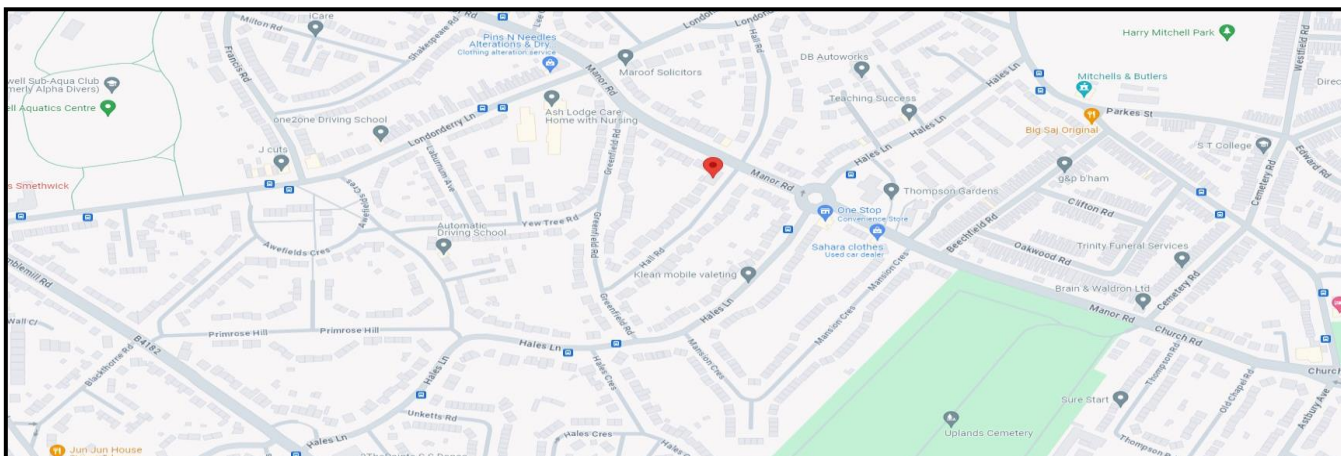
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**Hall Road, Smethwick, West Midlands, B67 6SG**

**£330,000**

Innovate Estate Agents are delighted to present this **THREE BEDROOM SEMI DETACHED PROPERTY** situated in Smethwick! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, **GARAGE**, front entrance porch, entrance hallway, **TWO RECEPTION ROOMS**, **GYM**, utility room, **FITTED KITCHEN**, **CONSERVATORY**, downstairs shower room, guest W/C, first floor 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 Uplands Manor Primary School & Nursery, Devonshire Infant & Junior Academy, Bristnall Hall Academy, Sandwell Aquatics Centre, Smethwick Rolfe Street Train Station and (M5 Junction 2). **EPC Rating: C. Council Tax Band: B. Admin Fees May Apply.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 up and over garage door and front entrance porch door.
Front Entrance Porch	Having wall light point, power points, tiled flooring and door leading into entrance hallway.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, doors leading to lounge, gym, fitted kitchen, guest W/C and stairs rising to first floor landing.
Guest W/C	5' 6" x 3' 2" (1.67m x 0.97m) Having ceiling light point, low level W/C, hand wash basin with mixer tap and tiling to splash prone areas.
Lounge	27' 5" x 11' 7" (8.36m x 3.54m) Having ceiling light point, wall light points, gas central heating radiator, double glazed bay window to front elevation, wood effect laminate flooring and French doors leading into dining room.
Dining Room	10' 4" x 8' 10" (3.15m x 2.70m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and French doors leading into conservatory.
Fitted Kitchen	19' 7" x 8' 11" (5.98m x 2.72m) Having ceiling spotlights, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching high gloss wall and base units with work tops over, inset stainless steel double sink unit with mixer tap, integrated four ring gas hob with cooker hood above, other integrated appliances include Bush oven and fridge/freezer, plumbing for dishwasher, tiling to splash prone areas, tiled flooring and door leading into dining room.
Conservatory	20' 10" x 11' 5" (6.35m x 3.48m) Having ceiling light point, power points, gas central heating radiator, double glazed windows to rear garden, wood effect laminate flooring and patio doors leading to rear garden.
Garage	6' 11" x 2' 9" (2.11m x 0.84m)
Gym	23' 0" x 6' 11" (7.02m x 2.11m) Having ceiling spotlights, power points, gas central heating radiator, wood effect laminate flooring and door leading into utility room.
Utility Room	6' 11" x 4' 0" (2.11m x 1.23m) Having ceiling light point, power points, tiled flooring, plumbing for washing machine and door leading to downstairs shower room.
Downstairs Shower Room	6' 11" x 3' 5" (2.11m x 1.03m) Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, shower cubicle with shower above, hand wash basin with mixer tap, tiled flooring and door leading into separate W/C.
Separate W/C	4' 7" x 3' 1" (1.39m x 0.93m) Having ceiling light point, low level W/C and obscure double glazed window to side elevation.
First Floor Landing	Having ceiling light point, obscure double glazed window to side elevation, wood effect laminate flooring and doors leading into all bedrooms and family bathroom.
Bedroom One	12' 0" x 11' 11" (3.65m x 3.62m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed window to front elevation and fitted wardrobes.
Bedroom Two	12' 0" x 10' 0" (3.66m x 3.04m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed window to rear elevation and fitted wardrobes.
Bedroom Three	8' 10" x 8' 7" (2.69m x 2.61m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.
Family Bathroom	8' 10" x 6' 10" (2.69m x 2.08m) Having ceiling spotlights, gas central heating radiator, obscure double glazed window to front elevation, bathroom suite comprises of built in shower cubicle with shower above, low level W/C, bidet, pedestal hand wash basin with mixer tap, tiling to walls and floor.
Rear Garden	The rear of the property comprises of steps leading down to lawned area with mature shrubs and bushes and fencing to its perimeters.