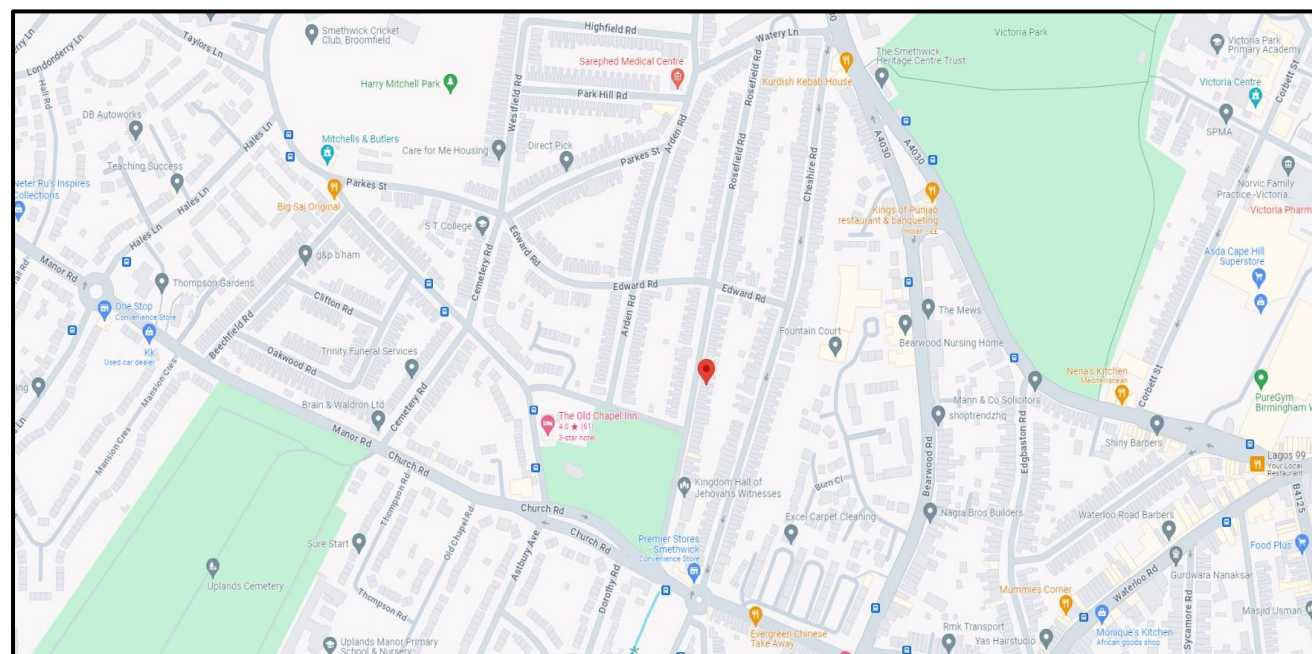


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Rosefield Road, Smethwick, West Midlands, B67 6DZ

£195,000

Innovate Estate Agents are delighted to present this **TWO BEDROOM MID TERRACED PROPERTY** situated in Smethwick! The property comprises of fore garden, **TWO RECEPTION ROOMS, FITTED KITCHEN**, 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 Victoria Park, Asda Cape Hill Superstore, Shireland Collegiate Academy, Crocketts Community Primary School, Smethwick Galton Bridge Train Station and (M5 Junction 2).
EPC Rating: D. Council Tax Band: A. 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 a paved pathway leading to front entrance door.
- Reception Room One** 11' 9" x 14' 6" (3.575m x 4.419m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed bay window to front elevation, feature electric fire with decorative surround and door leading into reception room two.
- Reception Room Two** 11' 9" x 12' 4" (3.586m x 3.768m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation, gas fire, door leading into hallway and stairs rising to first floor landing.
- Inner Hallway** Having ceiling light point, wood effect laminate flooring door leading into fitted kitchen and door to rear garden.
- Fitted Kitchen** 6' 1" x 9' 11" (1.852m x 3.016m) Having ceiling light point, power points, double glazed window to side elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above and oven below, plumbing for washing machine, space for fridge/freezer, tiling to walls and floor.
- First Floor Landing** Having ceiling light point, power points, gas central heating radiator, access to loft space and doors leading into both bedrooms and family bathroom.
- Bedroom One** 9' 11" x 11' 9" (3.016m x 3.579m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
- Bedroom Two** 8' 11" x 12' 5" (2.723m x 3.783m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
- Family Bathroom** 6' 3" x 13' 7" (1.905m x 4.130m) Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with shower head above and shower screen, pedestal hand wash basin with mixer tap, low level W/C and wood effect laminate flooring.
- Rear Garden** The rear of the property comprises of paved patio area, mature shrubs and bushes and fencing to its perimeters.