



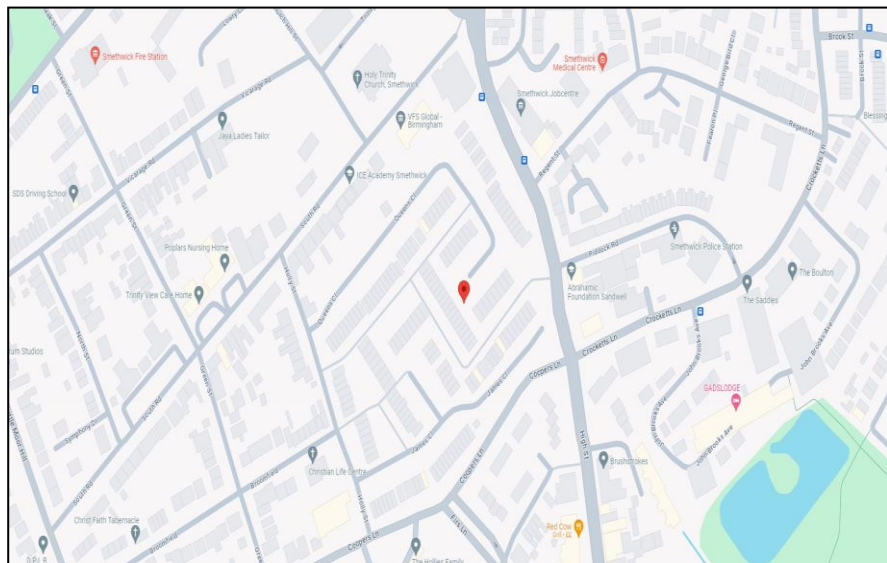
Queens Close, Smethwick, West Midlands, B67 7EA

£180,000

Innovate Estate Agents are pleased to present this THREE BEDROOM MID TERRACED HOUSE situated in Smethwick! The property comprises of fore garden, entrance hallway, LOUNGE, FITTED KITCHEN/DINER, sunroom, 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 Crocketts Community Primary School, Devonshire Junior Academy, Victoria Park, Smethwick Rolfe Street Train Station and M5 (Junction 2). EPC Rating: C. Council Tax Band: A. Admin Fees May Apply.

Approach	The property is approached via a paved fore garden leading to front entrance door.
Entrance Hallway	Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, door leading into fitted kitchen/diner and stairs rising to first floor landing.
Fitted Kitchen/Diner	20' 10" x 8' 8" (6.341m x 2.639m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, fitted kitchen comprises of matching wall and base units with work tops over with work tops over, inset bowl and a half stainless steel sink drainer unit with mixer tap, gas cooker point, plumbing for washing machine, space for fridge/freezer, breakfast bar, tiling to splash prone areas, dining area with wood effect laminate flooring and door leading into lounge.
Lounge	11' 10" x 13' 11" (3.608m x 4.244m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and door leading into sunroom.
Sun Room	7' 11" x 12' 3" (2.423m x 3.746m) Having ceiling light point, power points, window to rear elevation and door leading to rear garden.
First Floor Landing	Having ceiling light point and doors leading into all bedrooms and family bathroom.
Bedroom One	10' 10" x 11' 9" (3.304m x 3.589m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Two	5' 9" x 13' 6" (1.740m x 4.122m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Three	10' 8" x 5' 11" (3.254m x 1.803m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Bathroom	5' 8" x 6' 11" (1.727m x 2.097m) Having ceiling light point, gas central heating radiator, bathroom suite comprises of panel bath with electric shower and shower head attachment, 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 and fencing to its perimeters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Equipment: Innovate EA Limited 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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