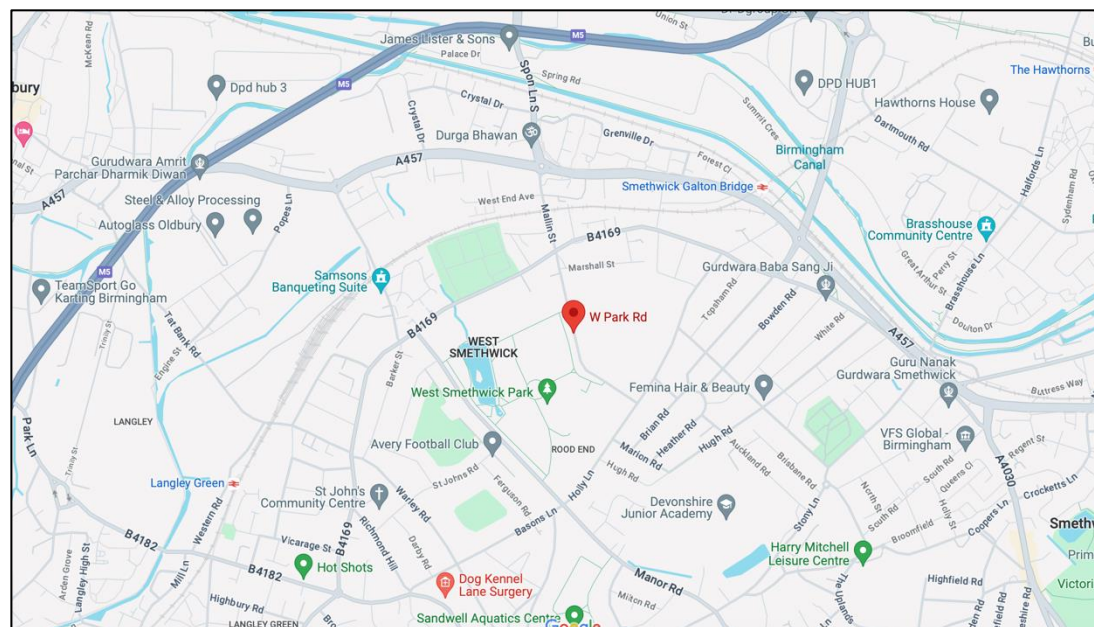
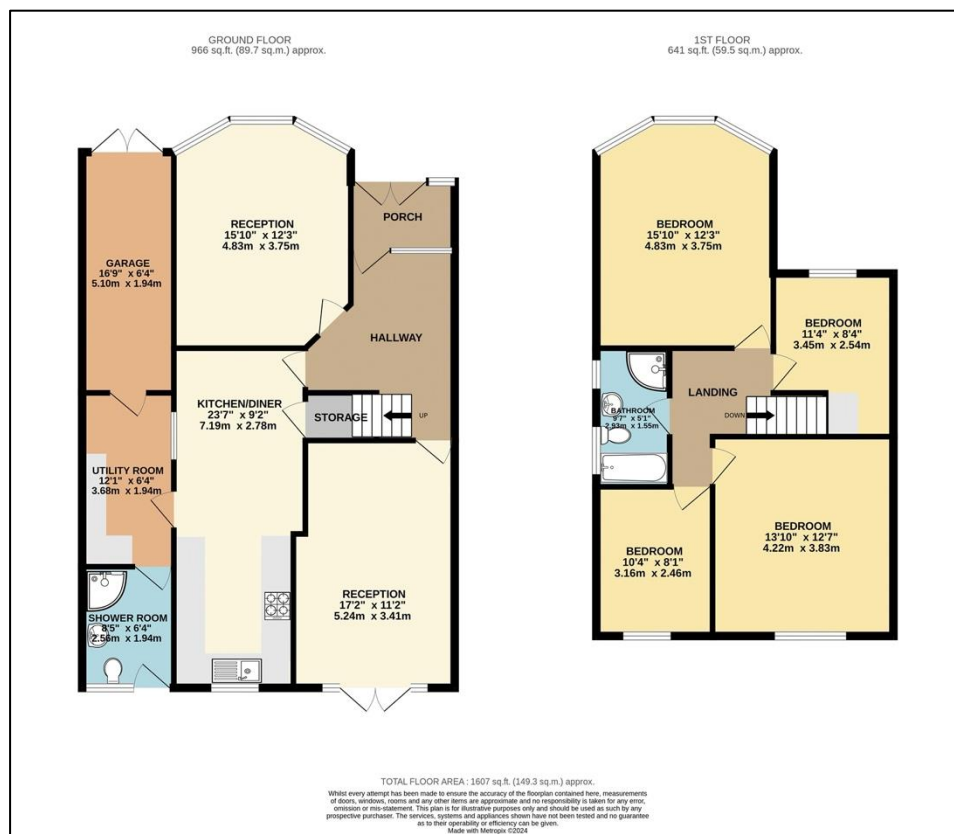


18 Birmingham Street, Oldbury, West Midlands, B69 4DS  
 T: 0121 544 4554 E: info@innovate-ea.co.uk



**West Park Road, Smethwick, West Midlands, B67 7JH**

**£330,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Innovate Estate Agents are pleased to offer for sale this **FOUR BEDROOM SEMI DETACHED HOUSE** in Smethwick! The property boasts entrance hallway, **TWO RECEPTION ROOMS**, **FITTED KITCHEN**, **UTILITY ROOM**, downstairs shower room, upstairs family bathroom, **FRONT DRIVEWAY** allowing off road parking, **GARAGE**, rear garden, gas central heating and double glazing. Thanks to its sought after location you're a short distance to George Betts Primary Academy (Ofsted 'Good', 0.4 miles), Holly Lodge High School (Ofsted 'Good', 0.6 miles), Smethwick High Street providing multiple shopping outlets and public transport links such as Smethwick Galton Bridge Train Station providing links to surrounding cities and M5 (Junction 2). **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 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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Reception Room One



Reception Room Two



Fitted Kitchen



Bedroom One



Bedroom Two



Rear Garden

Approach

The property is approached via block paved driveway leading to front entrance porch and garage door.

Porch

Having ceiling light point, tiling to floor and door to entrance hallway.

Hallway

Having ceiling light points, power points, gas central heating radiator, stairs rising to first floor landing, doors to reception rooms and kitchen/diner.

Reception Room One

17' 2" x 11' 2" (5.23m x 3.40m) Having ceiling light points, wall light points, power points, gas central heating radiator, gas fire point, double glazed double doors to rear garden.

Reception Room Two

15' 10" x 12' 3" (4.82m x 3.73m) Having ceiling light point, wall light points, power points, double glazed bay window to front elevation and gas central heating radiator.

Fitted Kitchen

23' 7" x 9' 2" (7.18m x 2.79m) Having ceiling light point, power points, double glazed window to rear window, gas central heating radiator, under stairs storage cupboard, fitted kitchen comprises of matching wall and base units, roll top work surface, one and a half bowl stainless steel sink drainer unit, integrated four ring gas hob with extractor hood above, integrated oven, tiling to splash prone areas and door to utility room.

Utility Room

12' 1" x 6' 4" (3.68m x 1.93m) Having ceiling light points, power points, plumbing for washing machine, roll top work surface, tiling to floor, doors to downstairs shower room and garage.

Downstairs Shower Room

Being fully tiled and having ceiling light point, obscure double glazed window to rear elevation, gas central heating radiator, door to rear garden, walk in shower cubicle with thermostatic shower, low level w.c and pedestal hand wash basin.

First Floor Landing

Having ceiling light points, power points, doors to bedrooms and bathroom.

Bedroom One

15' 10" x 12' 3" (4.82m x 3.73m) Having ceiling light point, double glazed bay window to front elevation and gas central heating radiator.

Bedroom Two

13' 10" x 12' 7" (4.21m x 3.83m) Having ceiling light point, double glazed window to rear elevation and gas central heating radiator.

Bedroom Three

11' 4" x 8' 4" (3.45m x 2.54m) Having ceiling light point, double glazed window to front elevation and gas central heating radiator.

Bedroom Four

10' 4" x 8' 1" (3.15m x 2.46m) Having ceiling light point, double glazed window to rear elevation and gas central heating radiator.

Family Bathroom

Being fully tiled and having ceiling light point, obscure double glazed window to side, gas central heated towel radiator, walk-in shower cubicle with thermostatic shower, panel bath with shower mixer tap, low level W.C and pedestal hand wash basin.

Rear Garden

Having paved patio area laid lawn with mature bushes/shrubs to perimeters.

Garage

16' 9" x 6' 4" (5.10m x 1.93m) Having ceiling light point, power points and sky light.