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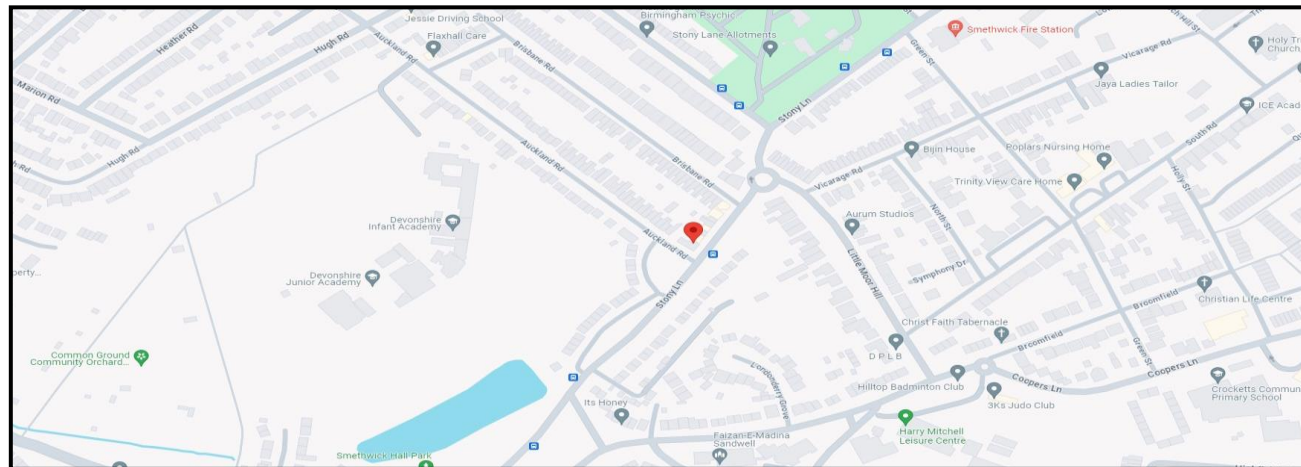
TOTAL FLOOR AREA : 2889 sq.ft. (268.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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Stony Lane, Smethwick, West Midlands, B67 7BB

£450,000

Innovate Estate Agents are delighted to present this FIVE BEDROOM END OF TERRACE PROPERTY situated in Smethwick! The property boasts of OFF ROAD PARKING, front entrance porch, entrance hallway, THREE RECEPTION ROOMS, FITTED KITCHEN, spice kitchen, utility room, downstairs shower room, CELLAR, EN-SUITE & WALK-IN WARDROBE to master bedroom, family bathroom, WORKSHOP, 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 Devonshire Infant & Junior Academy, Holly Lodge High School College of Science, Victoria Park, Smethwick Rolfe Street Train Station and M5 (Junction 2). EPC Rating: D. Council Tax Band: C. Admin Fees May Apply.



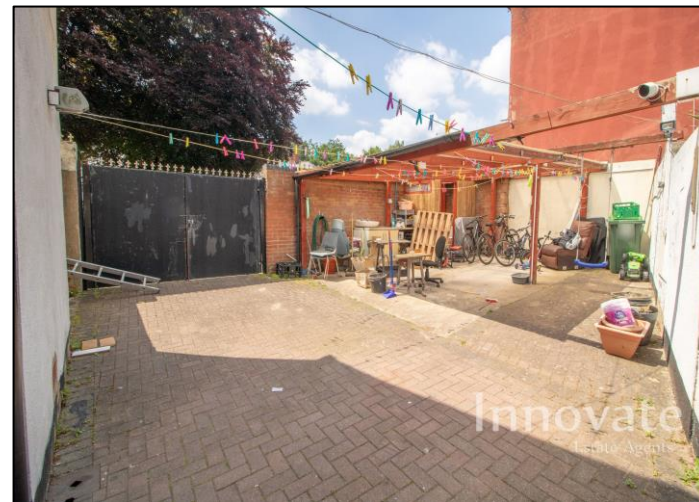
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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 gate leading paved pathway leading to front entrance porch door, side door leading into reception room and double gates leading to rear garden/driveway providing off road parking.
Front Entrance Porch	Having ceiling spotlights, power points, tiled flooring and door leading into hallway.
Entrance Hallway	Having ceiling light point, wood effect laminate flooring, stairs leading down to cellar, stairs rising to first floor landing, doors leading into reception rooms one and two and fitted kitchen.
Reception Room One	13' 10" x 11' 4" (4.22m x 3.45m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed bay window to side elevation and door leading into fitted kitchen.
Reception Room Two	12' 0" x 11' 4" (3.66m x 3.46m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double doors leading into reception room one, door leading to front of property and double glazed windows to side and front elevations.
Reception Room Three	10' 11" x 11' 4" (3.349m x 3.46m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed window to front elevation and gas fire.
Fitted Kitchen	18' 0" x 11' 4" (5.48m x 3.45m) Having ceiling light point, power points, gas central heating radiator, fitted kitchen comprises of matching wall and base units with work tops over, inset two bowl stainless steel sink drainer unit with mixer tap, gas cooker point with cooker hood above, space for American style fridge/freezer, tiling to walls and floor and door leading into utility room.
Utility Room	10' 5" x 8' 2" (3.18m x 2.50m) Having ceiling light point, power points, base units with work top over, inset stainless steel sink drainer unit with mixer tap, plumbing for washing machine and dishwasher, tiling to splash prone areas, doors leading into shower room and spice kitchen and door to rear garden.
Downstairs Shower Room	6' 1" x 5' 10" (1.85m x 1.79m) Having ceiling light point, corner shower with electric shower above, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.
Spice Kitchen	5' 10" x 5' 3" (1.79m x 1.61m) Having ceiling light point, power points, double glazed window to side elevation, matching wall and base units, gas cooker point, tiled flooring and door to side leading to front of the property.
Workshop	11' 4" x 10' 9" (3.46m x 3.27m) Having ceiling light point, power points and window to side.
First Floor Landing	Having ceiling light point, power points, obscure double glazed window to side elevation, stairs rising to second floor landing and doors leading into:
Master Bedroom	11' 9" x 11' 1" (3.59m x 3.39m) Having ceiling light point, power points, gas central heating radiator, double glazed window to side elevation and double doors leading into walk in wardrobe.
Walk-in Wardrobe	22' 4" x 11' 9" (6.81m x 3.59m) Having ceiling light point, power points, gas central heating radiator, double glazed windows to side and rear elevation and door leading into en-suite.
En-Suite	7' 6" x 2' 11" (2.28m x 0.89m) Having ceiling spotlights, obscure double glazed window to rear elevation, suite comprises of thermostatic shower with shower head and tray, pedestal hand wash basin with hot and cold water taps, low level W/C, tiling to walls and floor.
Bedroom Two	12' 0" x 11' 11" (3.66m x 3.64m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
Bedroom Three	12' 0" x 11' 9" (3.66m x 3.59m) Having ceiling light point, power points, gas central heating radiator and double glazed windows to front and side elevations.
Bedroom Four	11' 11" x 11' 5" (3.63m x 3.49m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Bathroom	9' 4" x 6' 6" (2.84m x 1.99m) Having ceiling light point, gas central heating radiator, bathroom suite comprises of corner bath with hot and cold taps, pedestal hand wash basin with hot and cold water taps, low level W/C, tiling to walls and linoleum flooring.
Second Floor Landing	Having ceiling light point, access to bedroom five and storage room.
Bedroom Five	12' 2" x 9' 8" (3.71m x 2.94m) Having ceiling light point, power points and double glazed window to rear elevation.
Storage Room	24' 3" x 20' 7" (7.40m x 6.27m)
Rear Garden	The rear of the property comprises of patio area with wooden pergola, fencing to its perimeters, block paved area providing off road parking, accessed via gates at the side of the property.