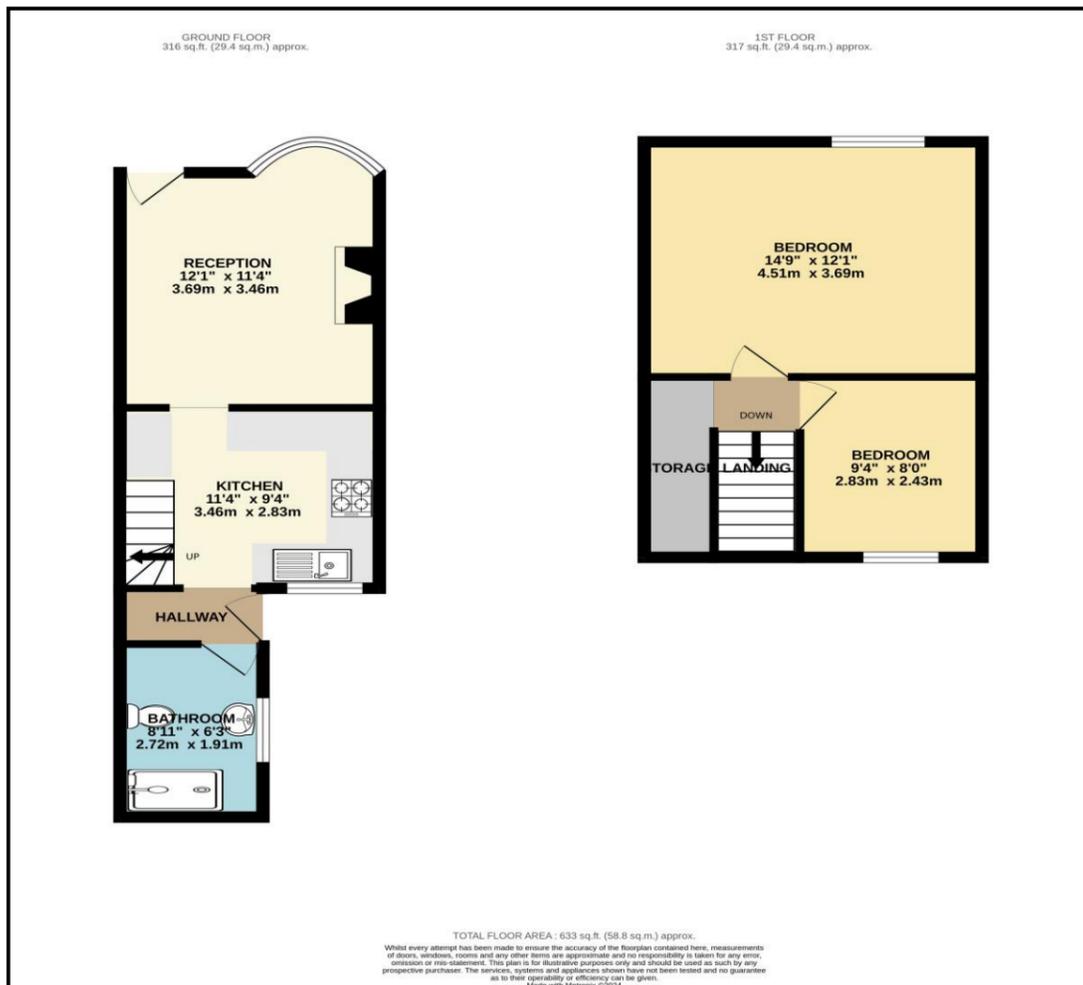
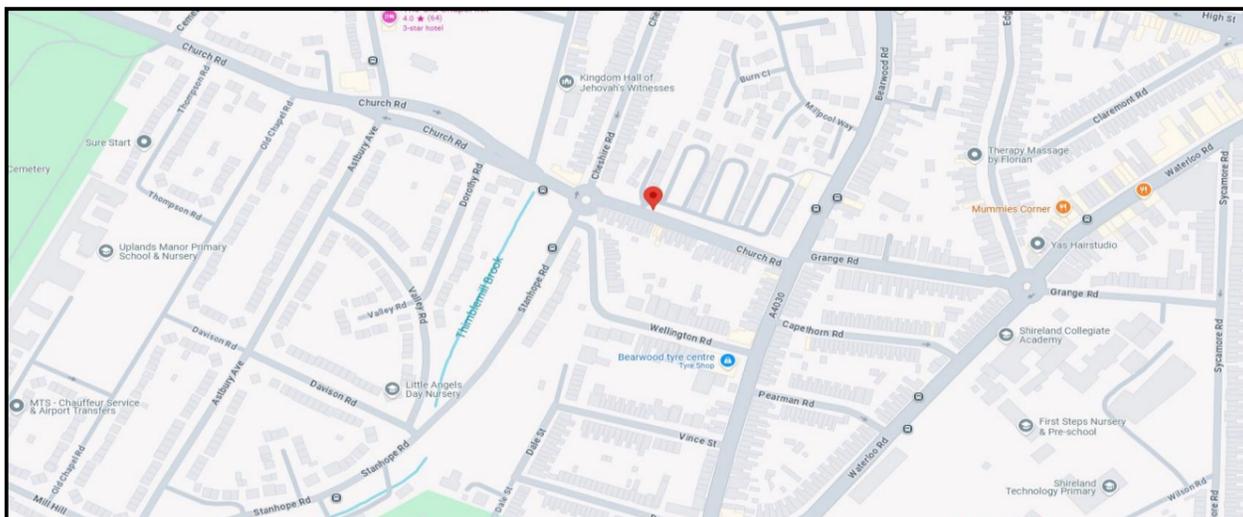


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Church Road, Smethwick, West Midlands, B67 6HA

£165,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

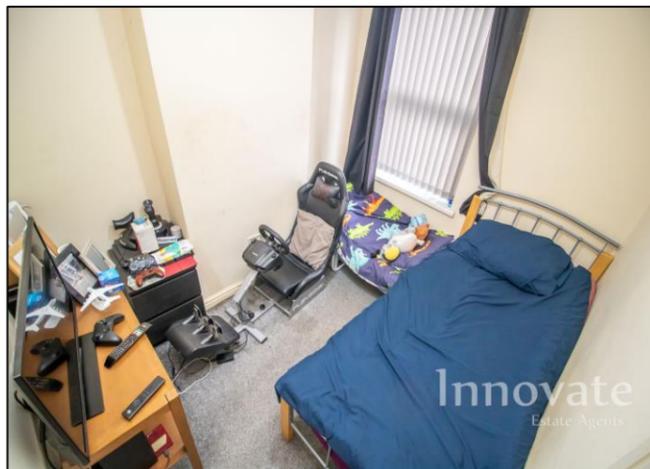
Innovate Estate Agents are pleased to present this **TWO BEDROOM MID TERRACED PROPERTY** situated in Smethwick! The property comprises of fore garden, LOUNGE, FITTED KITCHEN, lobby, downstairs bathroom, storage room, rear garden, double glazing and gas central heating (where specified). Thanks to its 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, Shireland Collegiate Academy, Victoria Park, Windmill Shopping Centre, Smethwick Galton Bridge Train Station and M5 (Junctions 1/2). 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 lawned fore garden with paved pathway leading to front entrance door.
- Lounge** 12' 1" x 11' 4" (3.69m x 3.46m) Having ceiling light point, power points, gas central heating radiator, double glazed bay window to front elevation, feature gas fire with decorative surround and door leading into fitted kitchen.
- Fitted Kitchen** 11' 4" x 9' 3" (3.46m x 2.83m) Having ceiling light point, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated five ring gas hob with cooker hood above and oven below, breakfast bar, space for fridge/freezer, plumbing for washing machine, tiling to walls, linoleum flooring, stairs rising to first floor landing and door leading to lobby.
- Lobby** Having door leading into downstairs bathroom and door to side leading to rear garden.
- Downstairs Bathroom** 8' 11" x 6' 3" (2.72m x 1.91m) Having ceiling light point, obscure double glazed window to side elevation, gas central heated towel radiator, suite comprises of walk in shower cubicle with electric shower and shower head attachment above, pedestal hand wash basin with hot and cold water taps, low level W.C, tiling to walls and linoleum flooring.
- First Floor Landing** Having ceiling light point, doors leading into both bedrooms and storage room.
- Bedroom One** 14' 10" x 12' 1" (4.51m x 3.69m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.
- Bedroom Two** 9' 3" x 8' 0" (2.83m x 2.43m) Having ceiling light point, power points and double glazed window to rear elevation.
- Storage Room** Having ceiling light point.
- Rear Garden** The rear of the property comprises of paved patio area laid to lawned area, fencing to its perimeters and side gate leading to shared side entry.