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## Innovate

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**Estate Agents** 



Hugh Road, Smethwick, West Midlands, B67 7JU

£349,995

Innovate Estate Agents are delighted to present this FIVE BEDROOM SEMI DETACHED PROPERTY situated in Smethwick. The property boasts a FRONT DRIVEWAY allowing OFF ROAD PARKING, front entrance porch, entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, downstairs shower room, study, en-suite toilet to master bedroom, family bathroom, rear garden with OUTBUILDING, 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 Devonshire Junior Academy, Holly Lodge High School College of Science, West Smethwick Park, Smethwick Rolfe Street Station, Langley Green Train Station and M5 (Junction 2). EPC Rating: C. Council Tax Band: B. Admin Fees May Apply.













Approach The property is approached via a block paved front driveway allowing off road parking

leading to sliding front entrance porch door.

Front Entrance Porch Having further door leading into entrance hallway.

Entrance Hallway Having ceiling light point, power points, gas central heating radiator, tiled flooring, stairs

rising to first floor landing and doors leading into lounge, dining room, study, fitted

kitchen and understairs storage cupboard.

Lounge 11' 11" x 10' 11" (3.62m x 3.33m) Having ceiling spotlights, power points, gas central

heating radiator, double glazed bay window to front elevation, feature fire place with decorative surround, wood effect laminate flooring and sliding door leading into reception

room two.

Reception Room Two Having ceiling spotlights, ceiling light points, power points, gas central heating radiator,

door leading into fitted kitchen and sliding patio doors leading to rear garden.

Fitted Kitchen 12' 7" x 11' 10" (3.84m x 3.61m) Having ceiling light points, 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, inset stainless steel sink drainer unit with mixer tap, integrated Range style cooker with cooker hood above and matching splash back, plumbing for washing machine, space for American style fridge/freezer, tiling to splash prone areas, tiled flooring and door leading into downstairs shower room.

Downstairs Shower Room 9' 5" x 5' 1" (2.88m x 1.55m) Having ceiling light point, suite comprises of built in shower

cubicle with thermostatic shower with shower head attachment, pedestal hand wash

basin with mixer tap, low level W.C, tiling to walls and floor.

Study 14' 5" x 5' 3" (4.40m x 1.60m) Having ceiling light point, power points, gas central

heating radiator, wood effect laminate flooring and double glazed window to front

elevation.

First Floor Landing Having ceiling light point, doors leading into all bedrooms and family bathroom.

Bedroom One 16' 6" x 8' 1" (5.03m x 2.46m) Having ceiling light point, power points, gas central

heating radiator, double glazed window to rear elevation, wood effect laminate flooring

and door leading into en-suite W.C.

W.C 4' 11" x 2' 11" (1.49m x 0.90m) Having ceiling light point, wall mounted hand wash basin

with mixer tap, low level W.C, tiling to splash prone areas and linoleum flooring.

Bedroom Two 11' 1" x 9' 10" (3.38m x 3.00m) Having ceiling light point, power points, gas central

heating radiator, wood effect laminate flooring and double glazed window to rear

elevation.

Bedroom Three 11' 1" x 9' 10" (3.38m x 3.00m) Having ceiling light point, power points, gas central

heating radiator, wood effect laminate flooring and double glazed window to front

elevation.

Bedroom Four 11' 6" x 5' 1" (3.51m x 1.55m) Having ceiling light point, power points, gas central

heating radiator, wood effect laminate flooring and double glazed window to front

elevation.

Bedroom Five 8' 1" x 6' 11" (2.46m x 2.11m) Having ceiling light point, power points, gas central

heating radiator, wood effect laminate flooring and double glazed window to front

elevation.

Family Bathroom 6' 10" x 5' 7" (2.08m x 1.70m) Having ceiling light point, obscure double glazed window

to rear elevation, gas central heating radiator, bathroom suite comprises of panel bath with shower mixer tap, 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, door leading to outbuilding and

fencing to its perimeters.