

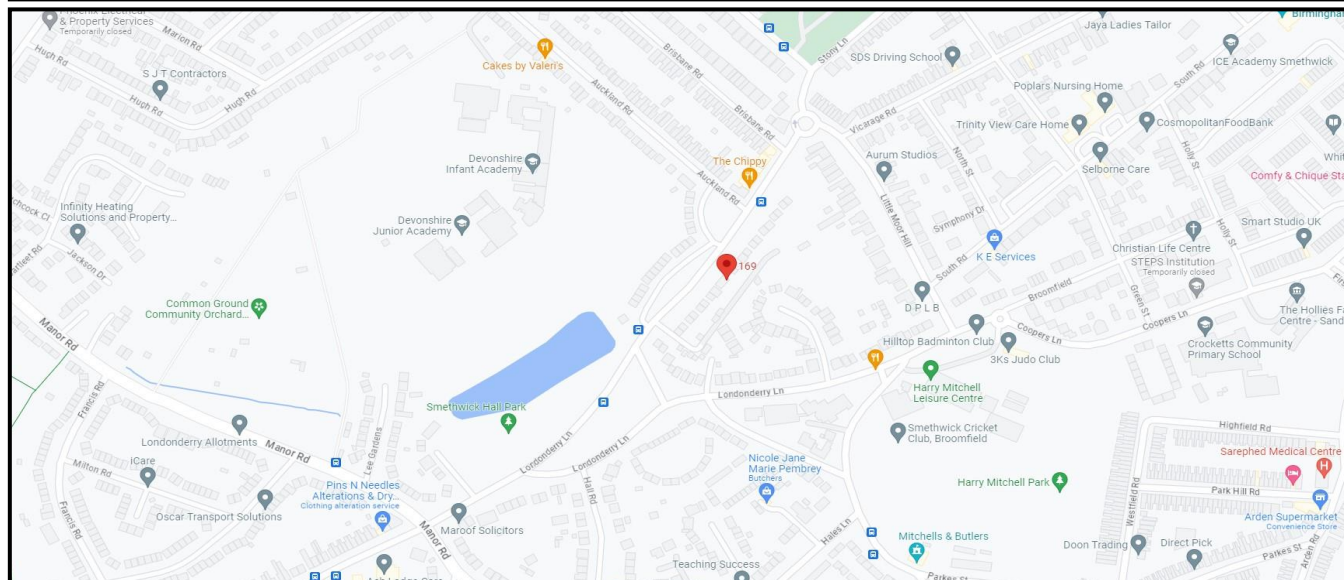
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**Stony Lane, Smethwick, West Midlands, B67 7BA**

**Guide Price £235,000**

Innovate Estate Agents are delighted to present this **THREE BEDROOM SEMI DETACHED PROPERTY** situated in Smethwick! The property comprises of fore garden, front entrance porch, **TWO RECEPTION ROOMS**, study/dining room, **FITTED KITCHEN**, guest W/C, **CONSERVATORY**, family bathroom, rear garden, **REAR GARAGE**, 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		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

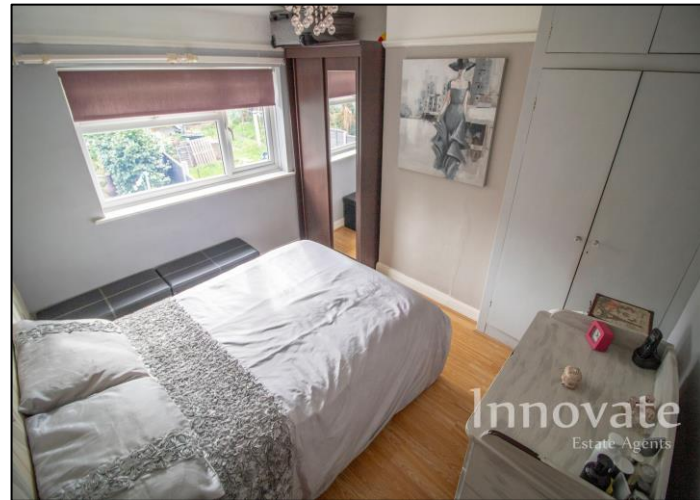
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Equipment: Placom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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 steps leading up to fore garden with mature shrubs and bushes and paved pathway leading to front entrance porch door.
Front Entrance Porch	Having doors leading into entrance hallway.
Entrance Hallway	Having ceiling light point, gas central heating radiator, wood effect laminate flooring, stairs rising to first floor landing and doors leading into reception room one, reception room two and dining room.
Reception Room One	12' 6" x 5' 8" (3.808m x 1.721m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, electric fire with decorative surround and double glazed window to front elevation.
Reception Room Two	13' 4" x 9' 11" (4.069m x 3.032m) Having ceiling light point, power points, gas central heating radiator, electric fire with decorative surround, wood effect laminate flooring and door leading into conservatory.
Dining Room/Study	6' 3" x 6' 9" (1.907m x 2.057m) Having ceiling light point, power points, wood effect laminate flooring, double glazed window to rear elevation and door leading into fitted kitchen.
Fitted Kitchen	7' 2" x 16' 6" (2.175m x 5.037m) Having ceiling light point, power points, gas central heating radiator, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above, integrated electric oven, plumbing for washing machine and dishwasher, tiling to walls and floor, door leading to guest W/C and door to rear garden.
Guest W/C	Having ceiling light point, low level W/C, pedestal hand wash basin with mixer tap, tiling to walls and floor.
Conservatory	8' 1" x 8' 8" (2.469m x 2.653m) Having wood effect laminate flooring and sliding door leading to rear garden.
First Floor Landing	Having ceiling light point, power points, double glazed window to side elevation, access to loft space and doors leading into all bedrooms and family bathroom.
Bedroom One	12' 5" x 9' 11" (3.795m x 3.019m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed window to front elevation and fitted wardrobes.
Bedroom Two	11' 0" x 9' 11" (3.356m x 3.019m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring, double glazed window to rear elevation and fitted wardrobes.
Bedroom Three	8' 11" x 6' 9" (2.722m x 2.064m) 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 6' 3" (2.085m x 1.904m) Having ceiling light point, obscure double glazed window to rear elevation, bathroom suite comprises of built in shower cubicle with 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 decked seating area with step leading up to paved patio area laid to lawn, mature shrubs and bushes gate providing access to rear of the property/rear garage.
Rear Garage	Accessed via service road.