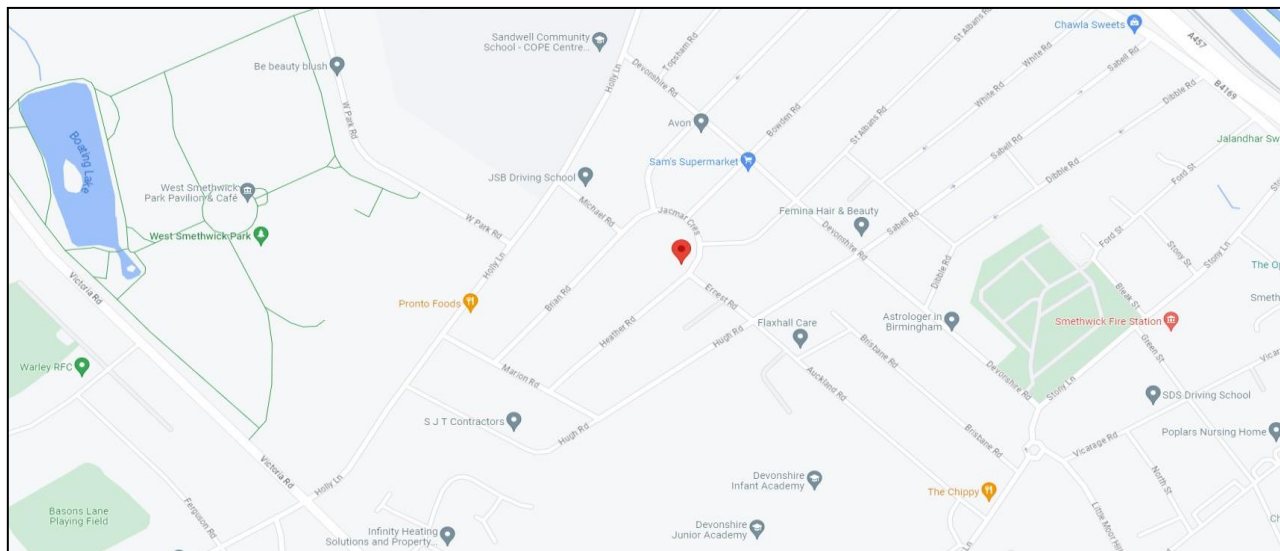
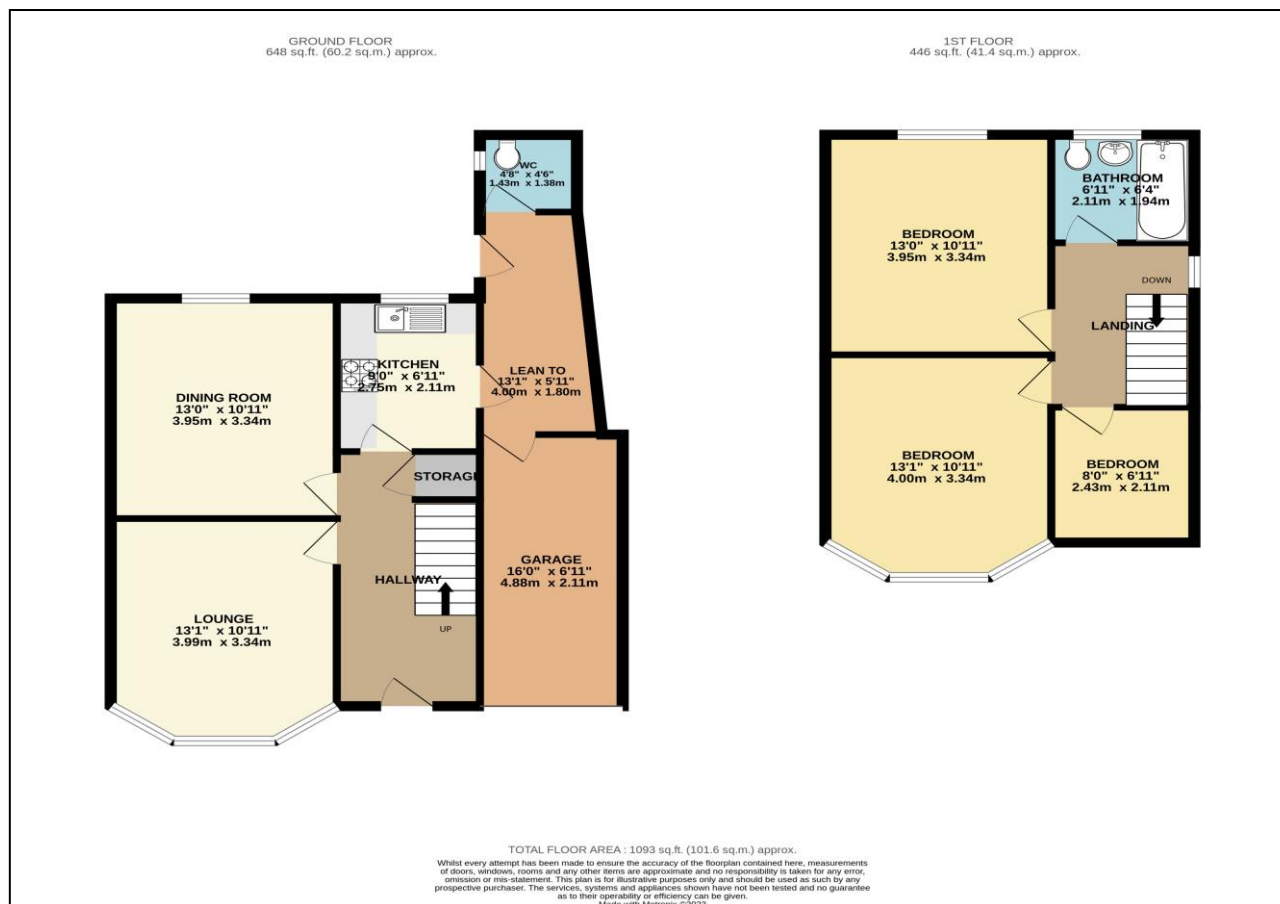


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Jacmar Crescent, Smethwick, West Midlands, B67 7LF

£270,000

Innovate Estate Agents are delighted to present this **THREE BEDROOM SEMI DETACHED PROPERTY** situated in Smethwick! The property boasts of **FRONT DRIVEWAY** allowing **OFF ROAD PARKING**, entrance hallway, **TWO RECEPTION ROOMS**, **FITTED KITCHEN**, guest **W/C**, **LEAN TO**, **SIDE GARAGE**, 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 Holly Lodge High School College of Science, Devonshire Infant Academy, Smethwick Galton Bridge Train Station, Smethwick Rolfe Street and M5 (Junction 1). **EPC Rating: D. Council Tax Band: C. Admin Fees May Apply.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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 block paved front driveway allowing off road parking leading to garage door and step leading up to front entrance door.

Entrance Hallway

Having ceiling light point, gas central heating radiator, tiled flooring, stairs rising to first floor landing and doors leading into reception room one, reception room two, fitted kitchen and under stair storage cupboard.

Reception Room One

12' 0" x 11' 0" (3.661m x 3.349m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Reception Room Two

11' 0" x 13' 0" (3.351m x 3.968m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Fitted Kitchen

6' 11" x 8' 11" (2.102m x 2.724m) Having ceiling light point, power points, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units, roll top work surfaces, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above, integrated electric cooker, plumbing for washing machine, tiling to splash prone areas and door leading into lean to.

Lean To

6' 7" x 13' 0" (2.011m x 3.974m) Having ceiling light point, door leading to guest W/C and door leading to rear garden.

Guest W/C

Having ceiling light point and low level W/C.

Garage

6' 11" x 15' 11" (2.109m x 4.843m) Having ceiling light point and power points.

First Floor Landing

Having ceiling light point, power point, access to loft space, double glazed window to side elevation and doors leading into all bedrooms and family bathroom.

Bedroom One

11' 2" x 13' 4" (3.412m x 4.058m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Bedroom Two

10' 11" x 13' 1" (3.338m x 3.990m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.

Bedroom Three

6' 10" x 8' 0" (2.086m x 2.442m) Having ceiling light point, power points, gas central heating radiator and double glazed window to front elevation.

Family Bathroom

6' 4" x 6' 11" (1.930m x 2.098m) Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with hot and cold water taps and shower head attachment above, pedestal hand wash basin with mixer tap, tiling to walls and floor.

Rear Garden

The rear of the property comprises of lawned area with fencing to its perimeters.