

# Horton & Senate



22 The Saddles Crocketts Lane, Smethwick, B66 3DJ

£125,000

- Studio/One Bedroom Apartment
- Intercom Entrance
- Converted Grade II Listed Building
- Excellent Location For City Commuting
- High Ceilings
- Allocated Parking

# 22 The Saddles Crocketts Lane, Smethwick B66 3DJ

With its prime location in Smethwick, residents will enjoy easy access to local amenities, parks, and excellent transport links, ensuring that everything you need is within reach. This property is not just a home; it is a lifestyle choice that combines modern convenience with historical significance. Don't miss the opportunity to make this remarkable flat your own.

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C

Council Tax Band: A





## Ground Floor



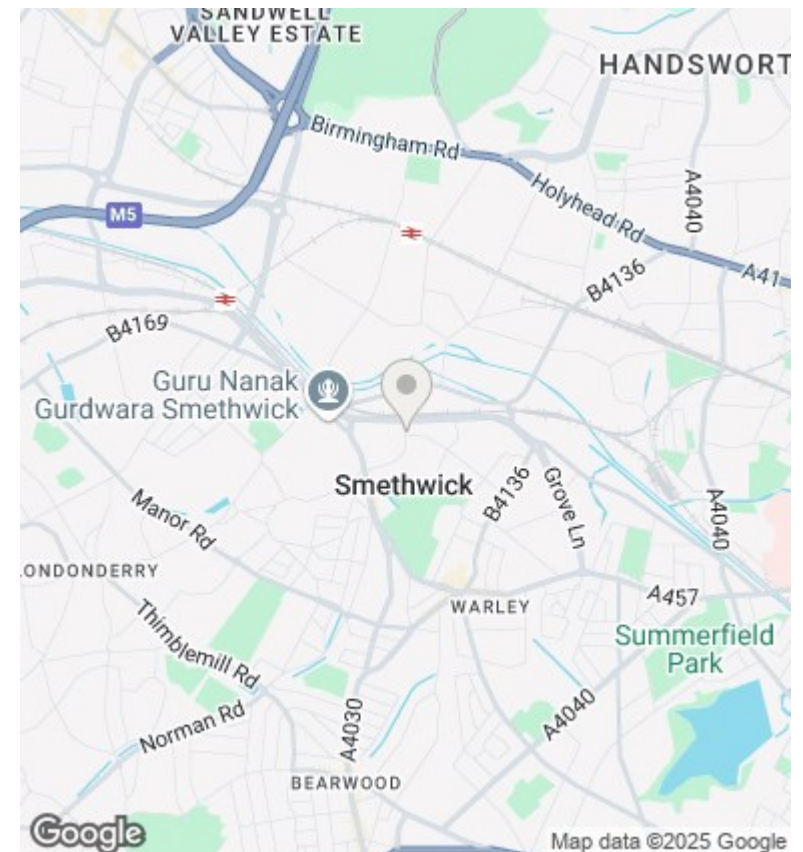
## Directions

## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		