

# Grove.

FIND YOUR HOME



13 Merrivale Road  
Smethwick,  
West Midlands  
B66 4EJ

Offers Over £230,000



A truly well presented 3 bed detached family home, located in a highly desirable area. Merrivale Road benefits from being well placed for access to local shops and facilities, great transport links, and near to popular schools. This impressive family home further benefits from off road parking.

The layout in brief comprises of Entrance porch, hallway, a front facing kitchen, a truly spacious lounge/ diner with sliding doors leading to the rear garden, and stairway access to the first floor. Heading upstairs is a pleasant landing, a good sized double bedroom, a second double bedroom, a third bedroom, and the house bathroom.

Externally the property offers off road parking with steps leading up to the front door. At the rear of the property is a low maintenance garden with paved seating near property. AF 12/2/25 V3 EPC=D













#### Approach

Via tarmac driveway to front, paved footpath leading to porch.

#### Porch

Double glazed front door, windows to side, wood effect laminate flooring.

#### Entrance hallway

Double glazed door, ceiling light point, wood effect laminate flooring, storage beneath stairs.

#### Kitchen 8'10" x 11'2" (2.7 x 3.4)

Double glazed window to front, ceiling light points, range of wall and base units with a work top over, metro tiled splashbacks, induction hob, extractor, built in oven, one and half bow window and drainer, space for washer, dryer and fridge freezer, breakfast bar area with wood effect laminate flooring.

#### Lounge

Double glazed sliding patio door to rear, ceiling light and wall lighting, central heating radiator, wood effect laminate flooring.

#### First floor landing

Ceiling light, loft access hatch, gallery style landing.

#### Bathroom

Double glazed obscured window to side, bath with shower over, tiled walls, low level w.c. and wash hand basin with vanity unit, tiled splashback, wood effect laminate flooring, central heating towel radiator.

Bedroom one 12'2" min x 8'6" (3.7 min x 2.6)  
Double glazed window to front with built in blinds, central heating radiator, ceiling light, built in wardrobe.

Bedroom two 7'3" x 10'10" (2.2 x 3.3)  
Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom three 6'11" x 9'10"=7'7" (2.1 x 3=2.3)  
Double glazed window to rear, ceiling light point, built in wardrobe, central heating radiator.

Rear garden  
Paved seating area, majority lawn with mature stone flower border, paved area for shed to rear.

Council Tax Banding  
Tax Band is C

Tenure  
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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