

Property details approval form

128 Lewisham Road, Smethwick, West Midlands, England, B66 2DH

Date: 22 April 2024

Property Ref and Version: BEA311415 - 0002

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£150,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > WALKING DISTANCE TO TRANSPORT LINKS
- > TWO RECEPTION ROOMS
- > REAR GARDEN
- > TWO BEDROOMS
- > FAMILY BATHROOM
- > CHAIN FREE

○ Short Description

This property is located in the heart of Smethwick, with TWO bedrooms, TWO reception rooms and first floor family bathroom. This property is located near Rolfe street train station, and the new Birmingham Metropolitan Hospital. Ideal for a first time buyer or buy to let investor.

○ Long Description

This two bedroom property is within a two mile radius to several train stations, such as; Langley Green Station, Smethwick Rolfe Street Station, Smethwick Galton Bridge Station and Rowley Regis Station. There are also multiple bus stops within walking distance of the property giving access to the surrounding towns and Birmingham City Centre.

Lewisham Road has a variety of good schools within a one mile radius, Doctor's surgeries, opticians and dentists are within a one mile radius, also with the access to public transport you should never be pushed for finding any of these.

As well as Birmingham City Centre for shopping needs, there are also the options of Windmills Shopping Centre Smethwick and Bearwood High Street under two miles from the property, giving you a wider range of grocery stores, clothes shops and more.

○ Directions

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○ Room Description

Reception Room One

11' 6" x 12' 6" (3.51m x 3.81m)

With a double glazed window to the front aspect of the property, tiled fireplace with gas fire, carpeted floor, ceiling light point, opening to reception room two and radiator.

Reception Room Two

11' 5" x 11' 1" (3.48m x 3.38m)

With a double glazed window to the rear aspect of the property, wood fireplace with gas fire, carpeted floor, ceiling light point, opening to reception room one, door leading to kitchen and access to stair to first floor and radiator.

Kitchen

6' 2" x 10' 1" (1.88m x 3.07m)

With a double glazed window to the side aspect of the property, fitted kitchen with range of wall and base units, sink with drainer and taps, part paneled wall, tiled floor, back door leading to garden, stairs leading up to first floor, storage cupboard, access to utility room and downstairs W.C, ceiling light point and radiator.

Utility

With double glazed window to the side aspect of the property, sink with drainer and taps, plumbing for washing machine, ceiling light point, access to downstairs W.C, tiled flooring.

W.C

With frosted double glazed window to

Landing

With a double glazed window to the side aspect of the property, doors unto bedrooms and bathroom, ceiling light point, carpeted floor and radiator.

Bedroom One

11' 1" x 8' 5" (3.38m x 2.57m)

With a double glazed window to the front aspect of the property, ceiling light point, carpeted floor, storage cupboard and radiator.

Bedroom Two

11' 7" x 11' 4" (3.53m x 3.45m)

With a double glazed window to the rear aspect of the property, ceiling light point, carpeted floor, storage cupboard and radiator.

Bathroom

With a double glazed window to the rear aspect of the property, bath with overhead shower, hand wash basin, W.C, ceiling light point, carpeted floor, central heating boiler and radiator.

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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

| | Signature | Date |
|--------------|-----------|------|
| Jeevan Kular | | |
| Ms C. Ensell | | |