

Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

Not for marketing purposes INTERNAL USE ONLY

**Got it 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.

Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

○ Price

£255,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > OFF STREET PARKING
- > DETACHED
- > THREE BEDROOMS
- > FITTED KITCHEN
- > PRIME LOCATION
- > REAR GARDEN

○ Short Description

Prime Properties in Bearwood! Explore exceptional homes in the heart of Bearwood, perfect for a family home or investment. Don't wait - these opportunities are very limited! *Contact Us Today 0121 420 3611*

○ Long Description

This 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.

Doctors 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 local shops and Bearwood High Street under only 10 Minute walk away from the property, giving you a wider range of grocery stores, clothes shops and more.

○ Directions

Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

○ Agents Note

Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

○ Room Description

Ground Floor

Porch

Part brick part double-glazed.

Entrance Hall

Having a ceiling light point, radiator, and access unto;

Kitchen

Having a double-glazed window to the front aspect of the property, fitted kitchen with a range of wall and base units, sink with drainer and mixer tap, integrated electric oven and four ring hob, cooker hood, plumbing for washing machine, breakfast bar, ceiling light point, radiator, having part tiled walls and wood style laminate flooring.

Lounge/Dining Room

Having large double-glazed sliding doors opening out to the rear garden allowing in plenty of light, wood style laminate flooring, ceiling light point, radiator, and stairs rising to first floor behind a folding door.

Garden

Private rear garden, fenced on all sides with a large lawn area.

First Floor

Landing

Bedroom One

Having a double-glazed window to the front aspect of the property, built-in wardrobes, carpeted floor, ceiling light point, and radiator.

Bathroom

Having an obscured double-glazed window to the side aspect of the property, bath with over head shower and mixer tap, vanity hand wash basin, W.C, with partly tiled walls and lino flooring, ceiling light point, and towel rail radiator.

Bedroom Two

Having a double-glazed window to the rear aspect of the property, carpeted floor, ceiling light point, and radiator.

Bedroom Three

Having a double-glazed window to the rear aspect of the property, built-in wardrobe, carpeted floor, ceiling light point, and radiator.

Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

○ Room Description

Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

○ Room Description

Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

○ Property Images



Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

○ Property Images



Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

○ Property Images



Property details approval form

13 Merrivale Road, Smethwick, West Midlands, England, B66 4EJ

Date: 10 September 2024

Property Ref and Version: BEA311681 - 0001

○ 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 H. Haluszczak		