

# Property details approval form

1c Windmill Crescent, Smethwick, West Midlands, England, B66 3LE

Date: 14 November 2024

Property Ref and Version: BEA311911 - 0001

Not for marketing purposes INTERNAL USE ONLY

## 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

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offers in the region of £270,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: B
- > GROUND FLOOR W.C
- > THREE BEDROOMS
- > EN-SUITE TO MASTER BEDROOM
- > DRIVEWAY
- > UPSTAIRS FAMILY BATHROOM
- > SEMI-DETACHED

## ○ Short Description

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\*Prime Properties In Smethwick!\* Explore exceptional homes in Smethwick brought to you by Connells Bearwood, ideal for families and investors. Be Quick - these opportunities won't last long! \*Contact Us Now 0121 420 3611\*

## ○ Long Description

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

Windmill Crescent has a variety of good schools within a one mile radius, with Crocketts Lane Primary School and Sandwell Academy being the closest.

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 Windmills Chopping Centre Smethwick and Bearwood High Street under two miles from the property, giving you a wider range of grocery stores, clothes shops and more.

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## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Ground Floor

#### Entrance Hall

Having a ceiling light, radiator, storage cupboard, stairs rising to first floor, and access unto;

#### Kitchen

Fitted kitchen having a range of wall and base units, integrated electric oven and four ring gas hob, cookerhood, plumbing for washing machine, wood style laminate flooring, ceiling light point, and radiator.

#### Lounge/Dining Room

Having double-glazed patio doors leading out to the rear garden, wood style laminate flooring, ceiling light point, storage cupboard, and radiator.

#### W.C

Having a ceiling light point, W.C, hand wash basin, and radiator.

#### Garden

Having a lawn and paved area with path leading to a shed.

### First Floor

#### Landing

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

#### Bedroom One

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

#### En-Suite

Having a ceiling light point, W.C, hand wash basin, shower cubicle, and radiator.

#### Bedroom Two

Having a double-glazed window to the front 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, carpeted floor, ceiling light point, and radiator.

#### Bathroom

Having a ceiling light point, W.C, hand wash basin, bath, and radiator.

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## ○ Property Images





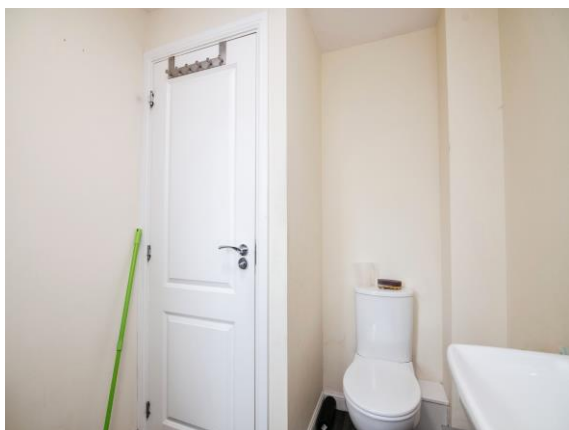
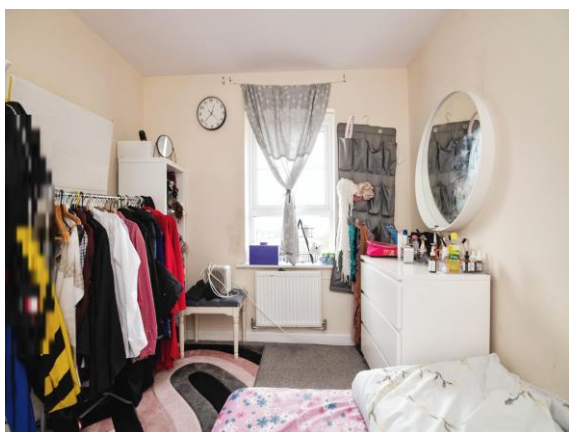
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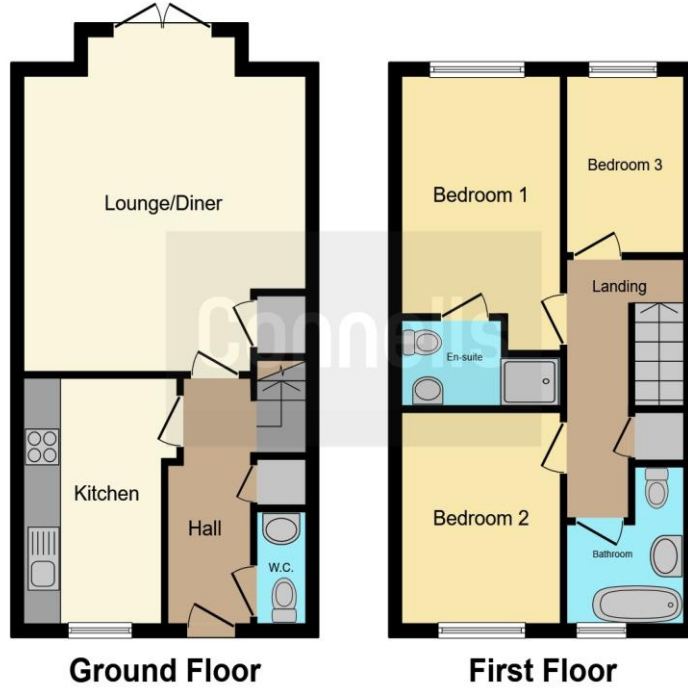
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## ○ Floor Plan



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](http://www.focalagent.com)

## ○ Approval

Signature

Date

	Signature	Date
Mya Chadbund		
Mr A. Al Mamun		