

# Property details approval form

24 Thomas Crescent, Smethwick, West Midlands, England, B66 3LF

Date: 18 December 2024

Property Ref and Version: BEA311927 - 0002

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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£190,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: C
- > OVER THREE STORIES
- > THREE BEDROOMS
- > TWO RECEPTION ROOMS
- > GREAT LOCATION
- > CLOSE PROXIMITY TO THE NEW BIRMINGHAM METROPOLITAN HOSPITAL

## ○ Short Description

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\*Hot Properties In Smethwick!\* Explore exceptional homes in the heart of 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.

Thomas 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.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Ground Floor

#### Study

10' 10" x 8' 2" ( 3.30m x 2.49m )

Having a double-glazed bow window to the front aspect, tiled flooring, ceiling light point, and radiator.

#### Hall

Having a ceiling light, radiator, tiled flooring, stairs rising to first floor, and access unto;

#### Shower Room

Having a shower cubical, hand wash basin, W.C, tiled flooring, part tiled walls, radiator, and ceiling light point.

#### Kitchen/Dining Room

15' 1" x 9' 8" ( 4.60m x 2.95m )

Fitted kitchen with range of wall and base units, sink with drainer and mixer tap, tiled flooring, plumbing for washing machine, cookerhood, double-glazed window to rear aspect, door leading to rear, part tiled walls, space for dining table, ceiling light point, and radiator.

### First Floor

#### Landing

Having a ceiling light point, radiator, stairs rising to second floor, and access unto;

#### Reception Room

14' 5" x 10' 2" ( 4.39m x 3.10m )

Having a double-glazed window to the front aspect, laminate flooring, ceiling light point, and radiator.

#### Bedroom One

15' 2" x 9' 8" ( 4.62m x 2.95m )

Having a double-glazed window to the rear aspect, laminate flooring, ceiling light point, and radiator.

### Second Floor

#### Landing

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

#### Bedroom Two

11' 2" x 10' 2" ( 3.40m x 3.10m )

Having a double-glazed window to the front aspect, laminate flooring, ceiling light point, and radiator.

#### Bedroom Three

8' x 10' 2" ( 2.44m x 3.10m )

Having a double-glazed window to the rear aspect, laminate flooring, ceiling light point, and radiator.

### Bathroom

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

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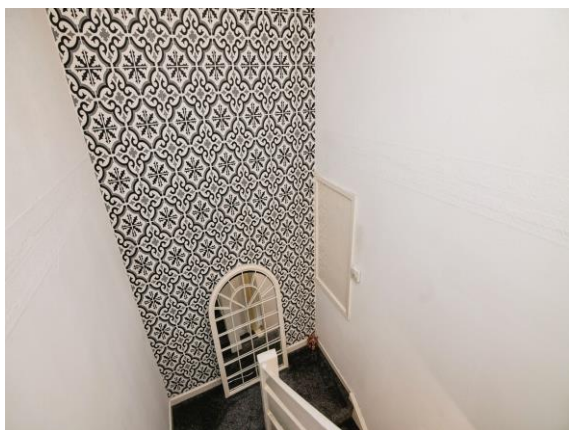
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## ○ Property Images



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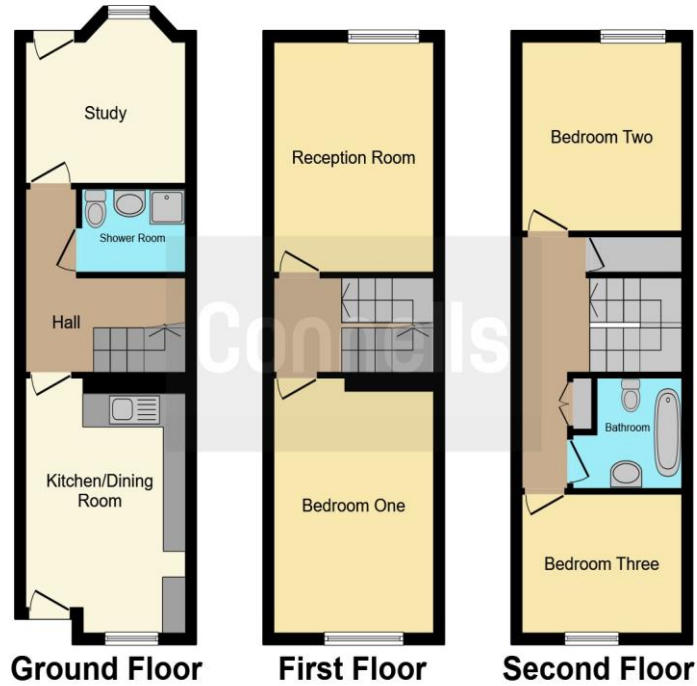
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## ○ Floor Plan



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
Jeevan Kular		
Ms N.H. Sharma		