

property details **approval form**

119 Londonderry Lane, Smethwick, West Midlands, B67 7EQ

Date: 31 October 2024

Property Ref and Version: HBN111101 - 0002

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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.

Your Shipways office: 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP
T 0121 427 3264 **E** harborne@shipways.co.uk

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>> **price**

£250,000

Tenure: Freehold

>> **key features**

- > Well-presented mid-terrace property
- > Three good sized bedrooms
- > Two reception rooms
- > Fitted kitchen.
- > Family bathroom
- > Secure rear garden
- > Great location
- >
- > EPC Rating: C

>> **short description**

***WELL-PRESENTED MID-TERRACE PROPERTY *** THREE GOOD SIZED BEDROOMS *** TWO RECEPTION ROOMS *** FITTED KITCHEN *** FAMILY BATHROOM *** SECURE REAR GARDEN *** EXCELLENT LOCATION ***

>> **long description**

This well-presented and spacious three-bedroom mid-terrace property is situated in a popular residential area of Smethwick. The property is conveniently located within close proximity to local shops and amenities for all needs, as well as having excellent transport links nearby to take you directly into Birmingham City centre and other neighbouring areas. It is also a short commutable distance from both the Queen Elizabeth and City hospitals, and Birmingham university, as well as being in the catchment area for lots of local sought after schools, making this an excellent family home.

The property comprises in further detail- the entrance hallway gives access to the living room, the dining room, and the fitted kitchen. Stairs ascend from the hallway to the first-floor accommodation which gives access to the three bedrooms and family bathroom.

Viewing this property is highly recommended.

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>> room description

Agent Note

The Council Tax Band is B.

Lounge

14' 11" x 11' 10" into breast (4.55m x 3.61m into breast)

Double glazed window to rear, radiator.

Dining Room

11' 10" x 11' 6" (3.61m x 3.51m)

Double glazed window to front, radiator.

Kitchen

9' x 6' 8" (2.74m x 2.03m)

Double glazed window to rear, wall/base, electric hob/ oven, plumbing for washing machine, sink and drainer.

Bedroom One

14' 10" x 11' 10" (4.52m x 3.61m)

Double glazed window to rear, radiator.

Bedroom Two

12' x 8' 9" (3.66m x 2.67m)

Double glazed window to front, radiator.

Bedroom Three

11' 6" x 8' 10" (3.51m x 2.69m)

Double glazed window to rear, radiator.

Bathroom

7' x 5' 11" (2.13m x 1.80m)

Double glazed window to rear, w/c, sink basin, bath with shower over.

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>> **property images**



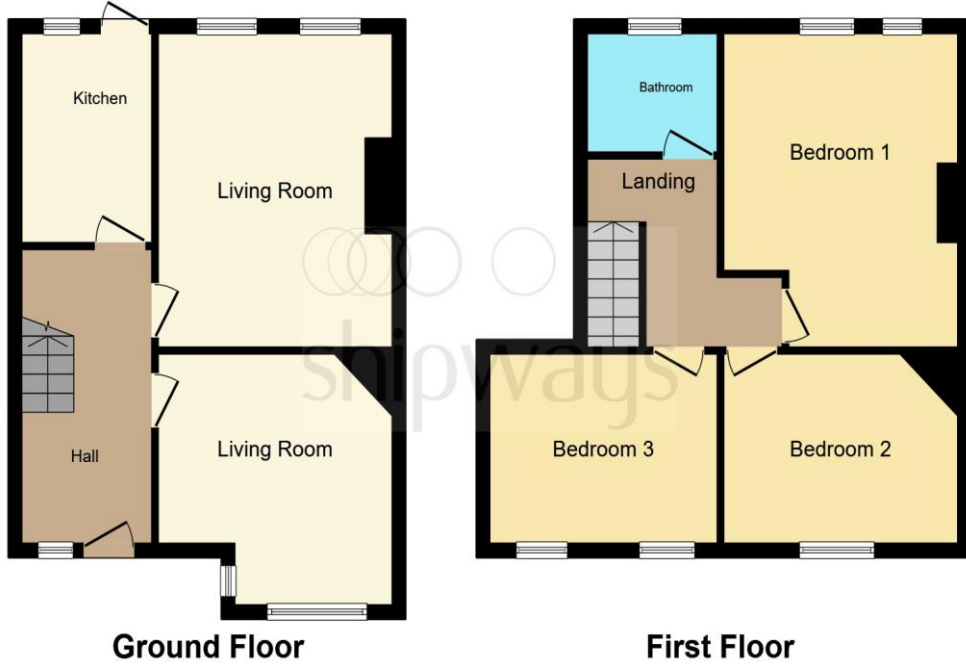
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>> floor plan



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

Jamie Grice		
Mr M. Woodall & Miss Y. Hart		

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