

# property details **approval form**

270 Montague Road, Smethwick, West Midlands, B66 4PJ

**Date:** 22 November 2024

**Property Ref and Version:** HBN109543 - 0004

# 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.

**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
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## >> **price**

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offers over £300,000.

Tenure: Freehold

## >> **key features**

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- > Well-presented town-house style property
- > Three good sized bedrooms
- > Two reception rooms
- > Kitchen/diner
- > Conservatory
- > Downstairs w/c and en-suite facilities
- > Family bathroom
- > Secure rear garden
- > EPC Rating: C

## >> **short description**

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\*\*\* WELL-PRESENTED TOWN-HOUSE STYLE PROPERTY \*\*\* THREE GOOD - SIZED BEDROOMS \*\*\* TWO RECEPTION ROOMS \*\*\* FITTED KITCHEN/DINER \*\*\* CONSERVATORY \*\*\* DOWNSTAIRS W/C \*\*\* EN-SUITE TO MASTER BEDROOM \*\*\* FAMILY BATHROOM \*\*\* SECURE REAR GARDEN \*\*\* DRIVEWAY \*\*\*

## >> **long description**

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This beautifully presented townhouse style terrace property is set in a popular residential area of Smethwick. The property is conveniently located for easy access to local transport links taking you directly into Birmingham City Centre and other neighbouring areas, with excellent shops and amenities nearby including Cape Hill retail park being within a few minutes' drive. It is also within the catchment area of local sought after schools for children of all ages, making this an amazing family home.

The property comprises in further detail- Driveway on approach to the property. The entrance hall gives access to the front reception room, fitted kitchen/diner, the downstairs toilet, and the conservatory. Stairs ascend from the hallway to the first-floor accommodation which hosts the living room and one bedroom. Further stairs ascend from the landing to the second floor which hosts the final two bedrooms, one of which with en-suite facilities, and the family bathroom. The property also benefits from a secure rear garden.

This is a truly outstanding property both in its location and accommodation available. Viewing is highly recommended.

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## >> **room description**

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### **Lounge First Floor**

13' 1" x 11' 2" ( 3.99m x 3.40m )

Double glazed window to rear, electric fire, radiator.

### **Front Lounge Ground Floor**

17' 10" x 8' 2" ( 5.44m x 2.49m )

Single glazed window, radiator.

### **Kitchen/Diner**

13' x 10' 4" ( 3.96m x 3.15m )

Double glazed window to rear, sink/drain, gas hob, electric oven, plumbing for washing machine, doors to conservatory, radiator.

### **Conservatory**

10' 7" x 8' 5" ( 3.23m x 2.57m )

Double glazed window to rear and side, door to rear garden.

### **Bedroom One**

11' 4" x 11' 2" to wardrobes ( 3.45m x 3.40m to wardrobes )

Double glazed window to rear, fitted wardrobes, radiator.

### **En Suite**

Shower cubicle, w/c, sink basin, radiator.

### **Bedroom Two First Floor**

13' 1" x 8' 5" ( 3.99m x 2.57m )

Double glazed window to front, fitted wardrobes, radiator.

### **Bedroom Three Second Floor**

8' 7" x 7' 6" ( 2.62m x 2.29m )

Double glazed window to front, radiator.

### **Bathroom Second Floor**

5' 2" x 8' 6" ( 1.57m x 2.59m )

Double glazed window to front, bath with shower over, w/c, radiator.

### **Downstairs Toilet**

W/C, sink basin, radiator.

### **Rear Garden**

Patio and lawned.

### **Agent Note**

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The Council Tax Band is C.

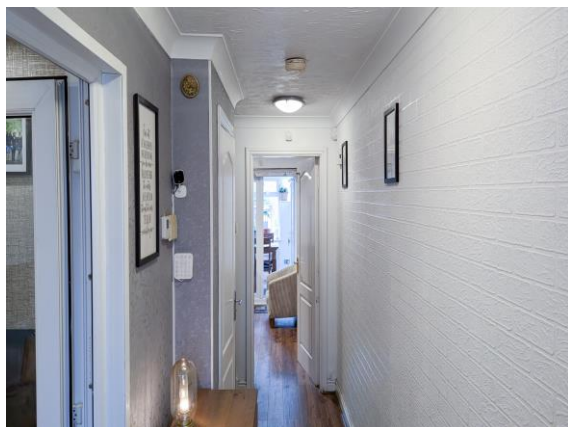
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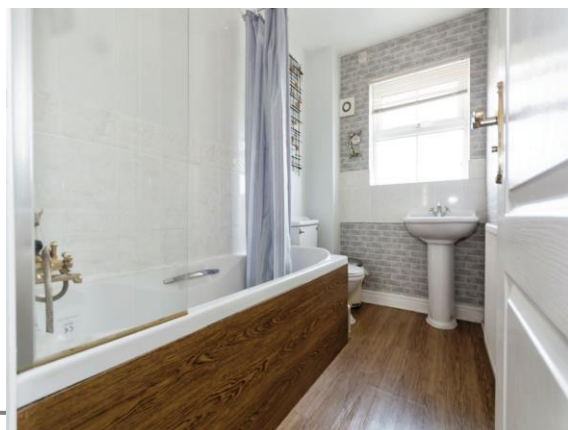
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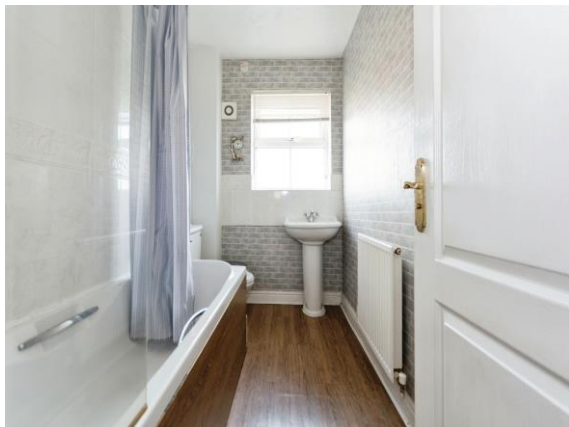
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## >> floor plan

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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

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**Signature**

**Date**

**Jamie Grice**

**Mr J. Abraham & Ms S. Joseph**

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