

Edith Road, Smethwick B66 4QY



welcome to

Edith Road, Smethwick

*** THREE BEDROOM MID-TERRACE PROPERTY *** TWO RECEPTION ROOMS *** FITTED KITCHEN *** THREE BEDROOMS *** FAMILY BATHROOM *** SECURE REAR GARDEN *** GREAT TRANSPORT LINKS TO BIRMINGHAM CITY CENTRE *** IDEAL FIRST TIME BUYERS PURCHASE OR A GREAT BUY TO LET INVESTMENT OPPORTUNITY ***

Agent Note

The Council Tax Band is A.

Lounge 11' 9" x 11' 4" (3.58m x 3.45m) Double glazed window to rear, radiator.

Reception Room Two 11' 3" x 11' 2" (3.43m x 3.40m) Double glazed window to front, radiator.

Kitchen 16' 9" x 6' 1" (5.11m x 1.85m) Single glazed window, sink/drainer, gas hob and oven, pluming for washing machine, wall base units.

Bedroom One 11' 2" x 11' 3" (3.40m x 3.43m) Double glazed window to front, radiator.

Bedroom Two 11' 3" x 11' 3" (3.43m x 3.43m) Double glazed window to rear.

Bedroom Three 11' x 6' 1" (3.35m x 1.85m) Single glazed window, sink basin, w/c, bath with shower over, radiator.

Rear Garden Patio and lawned.













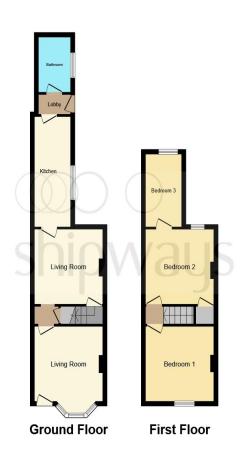
welcome to

Edith Road, Smethwick

- Well-presented mid-terrace property
- Three good sized bedrooms
- Two reception rooms
- Fitted kitchen
- Family bathroom

Tenure: Freehold EPC Rating: D

£180,000



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

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Property Ref:

HBN111211 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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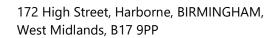
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