

property details **approval form**

114 Montague Road, Smethwick, West Midlands, B66 4PW

Date: 31 October 2024

Property Ref and Version: HBN111230 - 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
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**

£190,000

Tenure: Freehold

>> **key features**

- > Mid-terrace property
- > Three good sized bedrooms
- > Fitted kitchen.
- > Two reception rooms
- > Family bathroom
- > Secure rear garden
- > EPC Rating: D

>> **short description**

*** MID-TERRACE PROPERTY *** THREE GOOD SIZED BEDROOMS *** TWO RECEPTION ROOMS *** FITTED KITCHEN *** FAMILY BATHROOM *** SECURE REAR GARDEN *** GREAT LOCATION *** GOOD BUY-TO-LET INVESTMENT OR FIRST TIME PURCHASE ***

>> **long description**

This three-bedroom 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 - Entrance hallway gives access to the front and rear reception rooms, the kitchen, and the family bathroom. Stairs ascend to the first-floor accommodation which hosts the three bedrooms.

Viewing this property is highly recommended.

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>> **room description**

Agent Note

The Council Tax Band is D.

Lounge

12' 4" x 11' 4" to chimney breast (3.76m x 3.45m to chimney breast)
double glazed bay window to front, central heating radiator, fire surround, ceiling rose, and open access into dining area.

Dining Area

12' 3" x 11' 1" (3.73m x 3.38m)
stairs to first floor, double glazed door to rear, door to kitchen.

Kitchen

10' 6" x 5' 8" (3.20m x 1.73m)
double glazed windows to side, fitted kitchen and roll top work surfaces and door to inner hallway.

Inner Hallway

double glazed door to side, further door to downstairs bathroom.

Bathroom

panelled bath, pedestal hand wash basin, low level flush w/c, tiled floor.

Landing

stairs to first floor landing, doors to all upstairs rooms.

Bedroom 1

12' 5" x 11' 1" to chimney breast (3.78m x 3.38m to chimney breast)
double glazed window and central heating radiator.

Bedroom 2

12' 5" x 11' 1" (3.78m x 3.38m)
double glazed window and access to bedroom 3.

Bedroom 3

9' 5" x 5' 9" (2.87m x 1.75m)
can only be accessed through bedroom 2, double glazed window to side, central heating boiler.

Front Garden

walled fore garden leads to front entrance door.

Rear Garden

pathway to main rear garden

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

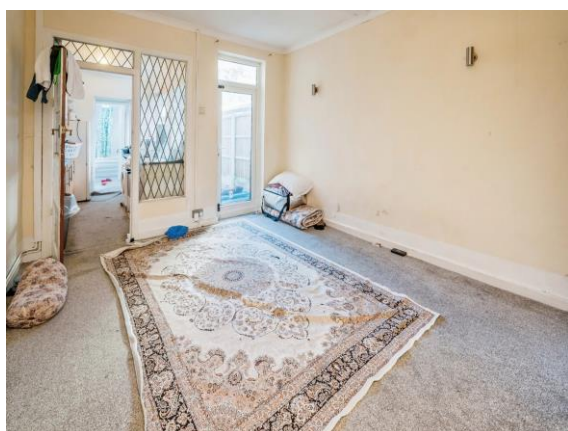
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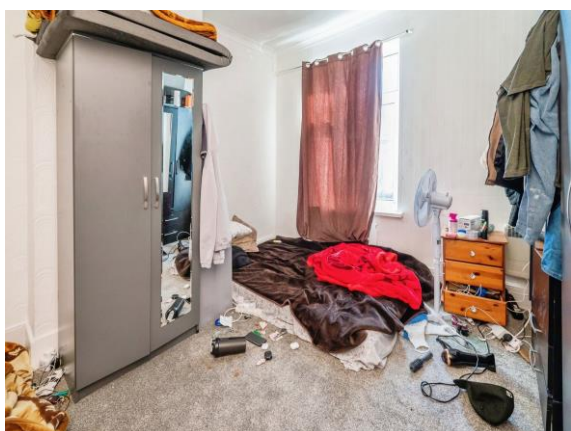
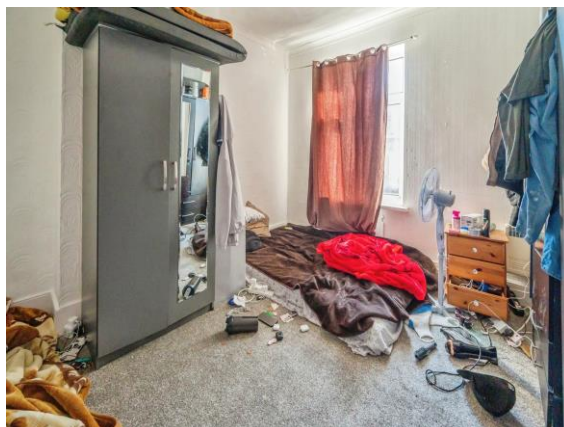
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>> floor plan



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 Z.M. Smail

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