









welcome to

Kinsey Road, SMETHWICK

FANTASTIC TWO BEDROOM APARTMENT *** LOUNGE KITCHEN AREA ****ENSUITE TO MASTER BEDROOM **** ALLOCATED PARKING SPACE

**** IDEAL FOR FIRST TIME BUYERS **** GREAT TRANSPORT LINKS TO BIRMINGHAM CITY CENTRE **** GREAT BUY TO LET INVESTMENT ***

SITUATED CLOSE TO THE NEW METROPOLITAN SUPER HOSPITAL***

Agent Note

this property is council tax band B.

Lounge/Diner

14' 9" x 14' 3" (4.50m x 4.34m) open plan. double glazed window to front.

Kitchen

 $8'7" \times 5'7" (2.62m \times 1.70m)$ double glazed window to front, range of wall and base units, sink and drainer unit, electric hob & oven, plumbing for washing machine.

Bedroom 1 With En-Suite

16' 2" x 12' 7" (4.93m x 3.84m) double glazed window to side, central heating radiator. En-suite: double glazed window to rear, low level flush w/c, hand wash absin, shower cubical.

Bedroom 2

11' 2" x 8' 6" (3.40m x 2.59m) double glazed window to side, electric radiator.

Bathroom

double glazed window to rear, low level flush w/c, hand wash basin, bath with mixer taps.













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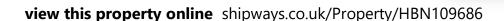
Kinsey Road, SMETHWICK

- MODERN TWO BEDROOM APARTMENT
- MASTER WITH ENSUITE
- GROUND FLOOR
- ALLOCATED PARKING
- IDEAL FOR FIRST TIME BUYERS.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000





Property Ref: HBN109686 - 0005 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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