



Montague Road, Smethwick B66 4PW

welcome to

Montague Road, Smethwick

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

Agent Note

This property is council tax band A.

Entrance Porch

Steps to main front door porch, leading to front door, then to 1st reception room.

Reception Room 1

14' 9" x 11' 3" (4.50m x 3.43m)

Double glazed Bay window to front, central heating radiator.

Reception Room 2

15' 4" x 11' 3" (4.67m x 3.43m)

Double glazed rear facing window, door to stairs, central heating radiator.

Kitchen

10' 3" x 6' 1" (3.12m x 1.85m)

Double glazed window to side, range of wall and base units with drawers and worktops over, gas hob with extractor hood & electric oven, sink and drainer unit, plumbing for washing machine, boiler (10 years old), tiling to floor and splash prone areas.

Bedroom 1

12' 4" x 11' 3" (3.76m x 3.43m)

Double glazed window to front, central heating radiator.

Bedroom 2

12' 4" x 11' 3" (3.76m x 3.43m)

Double glazed window to rear, central heating radiator.

Bedroom 3

10' 4" x 6' 1" (3.15m x 1.85m)

Double glazed window to side, central heating radiator.

Downstairs Bathroom

Double glazed window, central heating radiator. tiling to floor & walls, double shower with glass screen, low level flush w/c, wash hand basin.

Front Garden

Block paved and brick wall surround.

Rear Garden

Block paved and access to shed & garage.

Shed

Currently used as storage.

Garage

Double garage, working electrics, electric garage door, access via private access road to rear.





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welcome to

Montague Road, Smethwick

- Mid-terraced property.
- Three Bedrooms
- Fitted Kitchen.
- Two reception rooms.
- Family bathroom downstairs.

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£210,000



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:
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