



Edgbaston Road, Smethwick B66 4LF

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welcome to

Edgbaston Road, Smethwick

FANTASTIC AND UNIQUE FREEHOLD INVESTMENT OPPORTUNITY3 SELF CONTAINED FLATS***GENERATING £27,820 PER ANNUM***POTENTIAL TO EXTEND AND IMPROVE***GREAT LOCATION NEAR TO TRANSPORT LINKS AND AMENITIES***CLOSE TO METROPOLITAN HOSPITAL***

Agent Note

This property is council tax band A.

This property has been converted into 3 separate flats and is being sold as a whole.

Entrance Hall

Access to flat 1, stairs to first floor.

Lounge

13' 1" x 12' 9" (3.99m x 3.89m)

(Currently used as a bedroom). Double glazed bay window to front, carpet.

Kitchen/Diner

12' 4" x 9' 6" (3.76m x 2.90m)

Double glazed window to side, range of units, sink & drainer, cooker.

Bedroom

12' 10" x 10' 6" (3.91m x 3.20m)

Double glazed window to rear, central heating radiator.

Bathroom

6' 5" x 5' 9" (1.96m x 1.75m)

Double glazed window, wash hand basin, low level flush w/c, shower.

Landing

Access to flat 2, stairs to second floor.

Lounge

12' 6" x 11' 1" (3.81m x 3.38m)

2 double glazed window to front, central heating radiator, carpet.

Kitchen/Diner

12' 2" x 9' 6" (3.71m x 2.90m)

Double glazed window to side, range of units, sink & drainer, cooker.

Bedroom

13' 5" x 9' 2" (4.09m x 2.79m)

Double glazed window to rear, central heating radiator, carpet.

Shower Room

6' 7" x 6' 3" (2.01m x 1.91m)

Double glazed window, low level flush w/c, wash hand basin, shower.

Shower Room 2

12' 6" x 5' 7" (3.81m x 1.70m)

Double glazed window, low level flush w/c, wash hand basin, shower.

Landing

Access to flat 3.

Bedroom

13' 1" x 12' 4" (3.99m x 3.76m)

Double glazed window to front, central heating radiator, carpet, sloped ceiling.

Kitchen/Diner

11' 2" x 7' 3" (3.40m x 2.21m)

Range of wall & base units, sink & drainer, cooker, sloped ceiling.

Front Garden

Driveway, side gate access to rear garden.

Rear Garden

Large rear garden, can drive through into back garden via side gate, storage sheds, fencing & walls for privacy.





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welcome to

Edgbaston Road, Smethwick

- Fantastic Investment Opportunity
- 3 Self Contained Flats, All Occupied
- Generating £27,820 Per Annum
- Near to Local Amenities, Transport Links and Hospital
- Potential to Extend and Improve

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£500,000



Ground Floor

First Floor

Second Floor

Total floor area 151.3 m² (1,628 sq.ft.) approx

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.propertybox.io



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Property Ref:
HBN112114 - 0002

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