



**Edgbaston Road, Smethwick B66 4LF**



**welcome to**

## **Edgbaston Road, Smethwick**

\*\*\*FANTASTIC AND UNIQUE FREEHOLD INVESTMENT OPPORTUNITY\*\*\*3 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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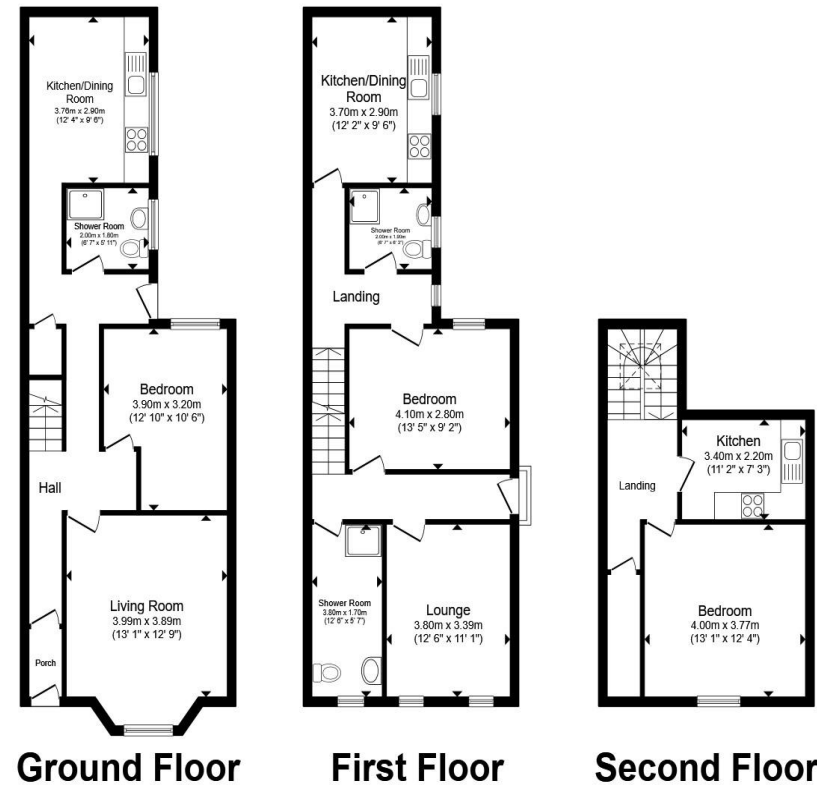
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## Edgbaston Road, Smethwick

- 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**



Total floor area 151.3 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
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