

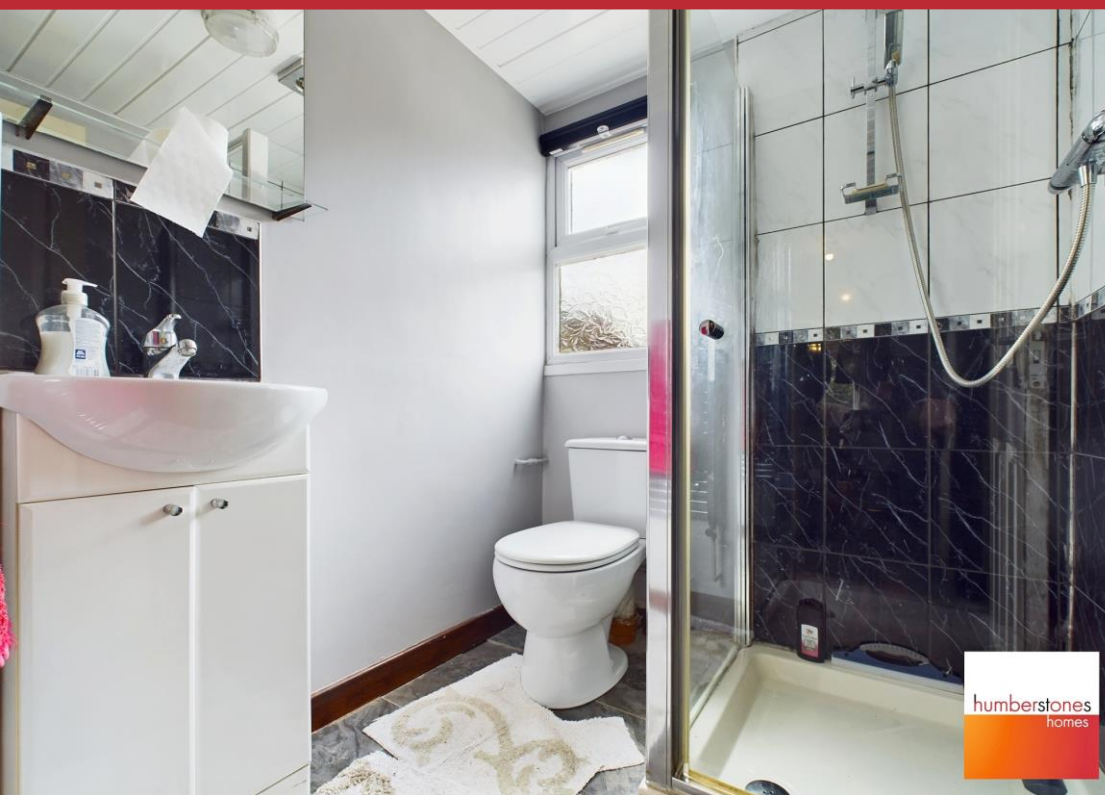


293 ST. PAULS ROAD, SMETHWICK, WEST MIDLANDS, B66 1HF

**£290,000**









## THE PROPERTY

IF YOU ARE LOOKING FOR A SPACIOUS DETACHED FAMILY HOME WITH GOOD SIZED GARDEN, THIS MAY WELL BE OF INTEREST TO YOU. Offered for sale is a well presented 3 BEDROOMED home set within this convenient location, with many shops and amenities available on nearby Smethwick High Street whilst West Smethwick Park is just a short distance away. Another HUGE advantage of this location is the fact that BOTH Smethwick Galton Bridge and Rolfe Street Train Stations are easily accessible and enable direct access into Birmingham City Centre. The property has a drive providing off road parking and leads to the following accommodation :- On the ground floor is an Entrance hall with stairs rising to the First Floor and useful understair storage cupboard. The spacious through lounge has a window to the front and sliding patio door opening onto the rear garden. The kitchen has base units and work surface area, and at the side is a hobby room/study with access to the rear garden. Leading off is a downstairs shower room having wash handbasin, wc and shower cubicle. First Floor provides 3 bedrooms and bathroom with wc, wash handbasin and bath. Outside is a good sized rear garden having patio and lawn area. According to Ofcom (the office of communications), standard, superfast and ultrafast broadband is available at this property. Further information can be found here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> Council Tax Band B. EPC rating tbc.

Council Tax Band B

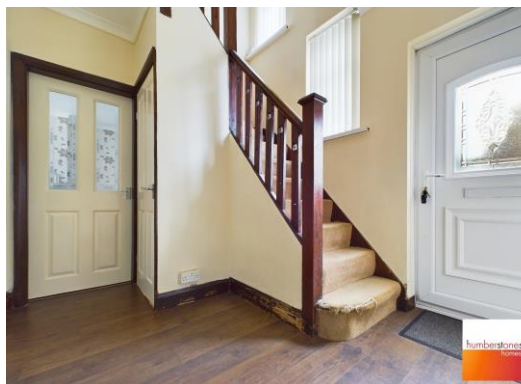
EPC Rating:

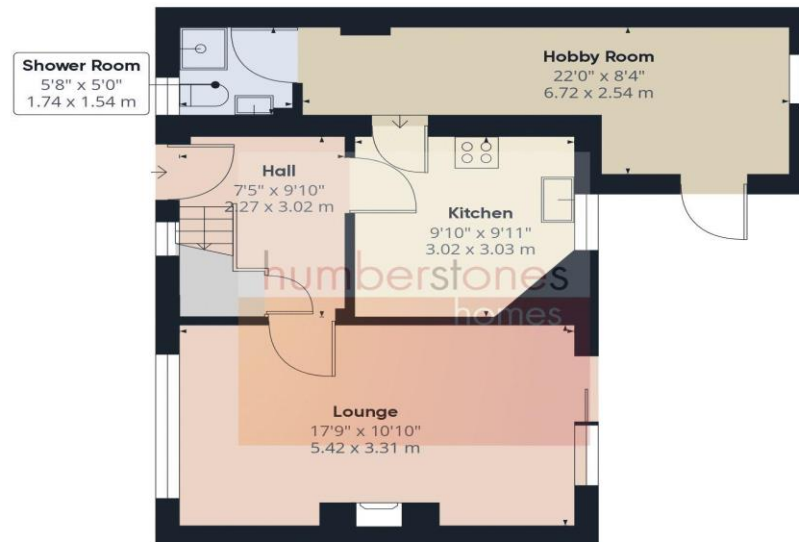
## TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

## PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

867.04 ft<sup>2</sup>  
80.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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