



35 WINDMILL PRECINCT, SMETHWICK, WEST MIDLANDS, B66 3NW

**£280,000**









THE PROPERTY

IF YOU ARE LOOKING FOR A COMBINATION OF A GOOD SIZED 3 BED HOME, BUT ALSO MODERN, THIS MAY WELL BE OF INTEREST TO YOU. Explore this property with our 360 degree virtual tour. Offered for sale with NO UPWARD CHAIN, This is a spacious semi detached family home upon modern development, with many shops and amenities nearby, whilst Victoria Park and the recently constructed 'Sandwell Aquatics Centre' are easily accessible. The property has the benefit of 2 car parking spaces at the front, and in more detail comprises the following accommodation :- On the ground floor is an entrance hall with staircase rising to the First Floor and downstairs wc off. There is a fitted kitchen having base and wall units, work surface area and integrated oven/hob. The spacious lounge at the rear has double doors opening onto the rear garden. First Floor provides 3 bedrooms (Principle Bedroom with door to Shower room en-suite having wash handbasin, wc and shower cubicle). There is a house bathroom and pleasant rear garden. The property benefits from gas central heating and upvc double glazing. According to Ofcom (the office of communications), standard and ultrafast broadband is available at this property. Further information can be found here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> A service charge of £130 per annum for drainage. Council Tax Band C. EPC rating B.

Council Tax Band C

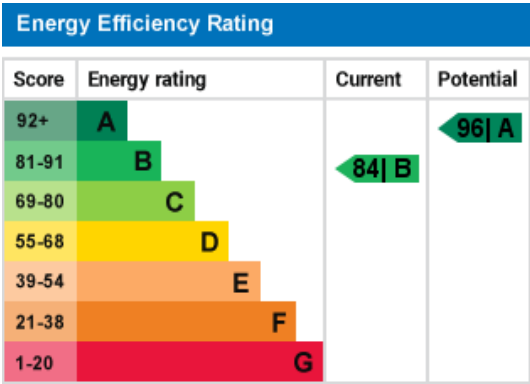
EPC Rating: B

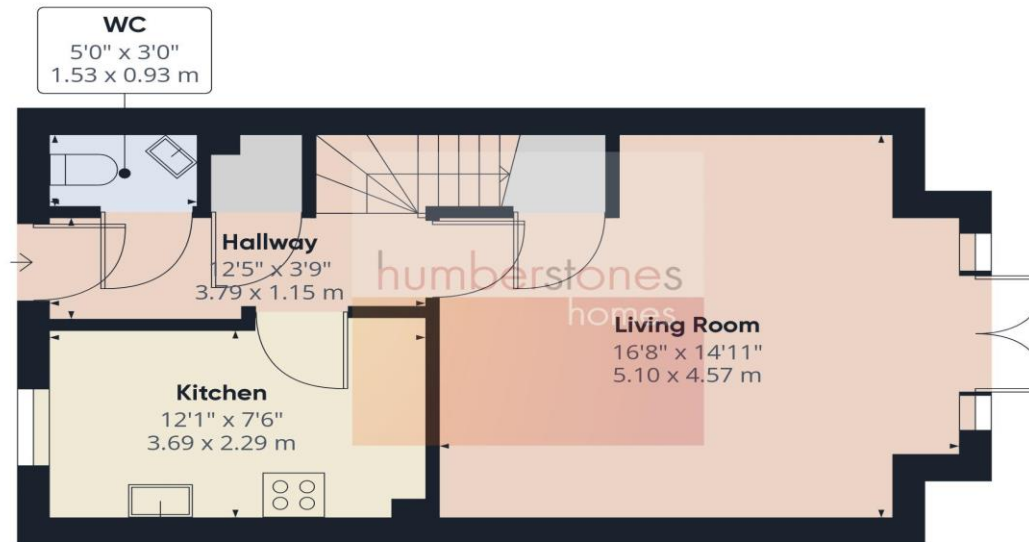
TITLE

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.

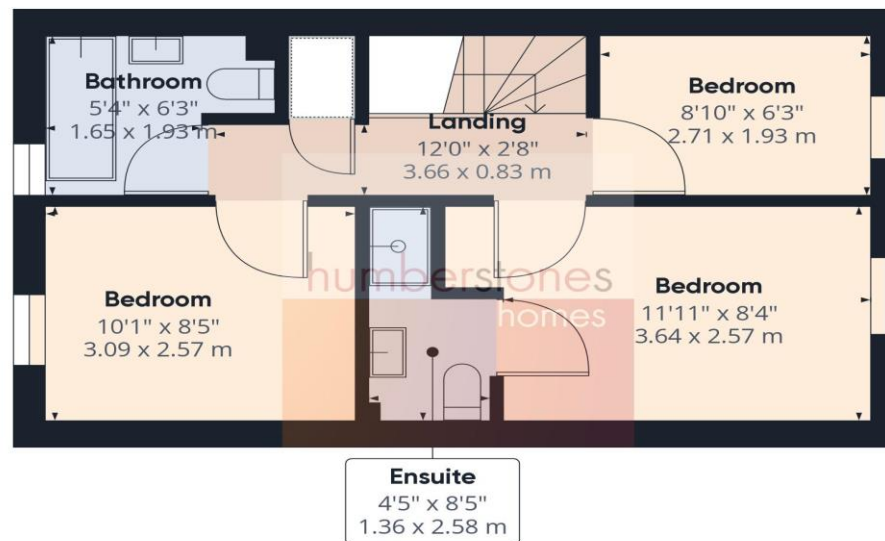
PROPERTY RELATED SERVICES

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>**

787.44 ft<sup>2</sup>  
73.16 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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