



147 MANOR ROAD, SMETHWICK, WEST MIDLANDS, B67 7HH

£325,000





THE PROPERTY

SPACIOUS EXTENDED FAMILY HOME PROVIDING FLEXIBLE LIVING ACCOMMODATION and Offered for sale with NO UPWARD CHAIN, Explore this property with our 360 degree virtual tour. This is a really good sized 5 BED property, situated within most convenient neighbourhood having many shops and amenities nearby in Smethwick High Street. West Smethwick Park is just a short distance away, whilst a huge advantage of this location is the close proximity to the recently constructed and hugely successful Sandwell Aquatics Centre, which was built for the Commonwealth Games in 2022. Both Galton Bridge and Rolfe Street Train Stations are easily accessible. The property is set back behind a foregarden and leads to the following accommodation :- On the ground floor is an entrance hall with stairs rising to the First Floor and doors off to :- downstairs wc with a wash handbasin and wc. Spacious lounge, separate dining/sitting room, and kitchen having base/wall units and work surface areas.. Additionally at the rear leading from the Lounge is an inner hall with 2 bedrooms off. First Floor provides a landing, 3 bedrooms and bathroom. Outside is a useful side store/Garage and good sized rear garden. 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 E.

Council Tax Band B

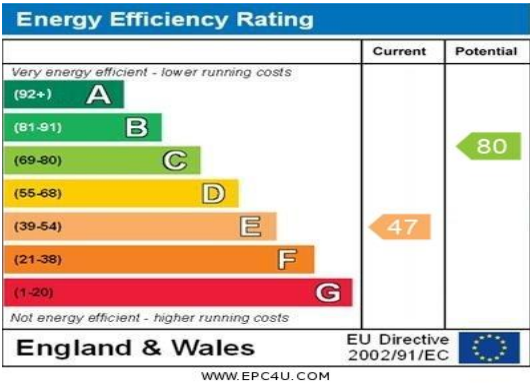
EPC Rating: E

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.





Approximate total area⁽¹⁾
 1203.12 ft²
 111.77 m²

(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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