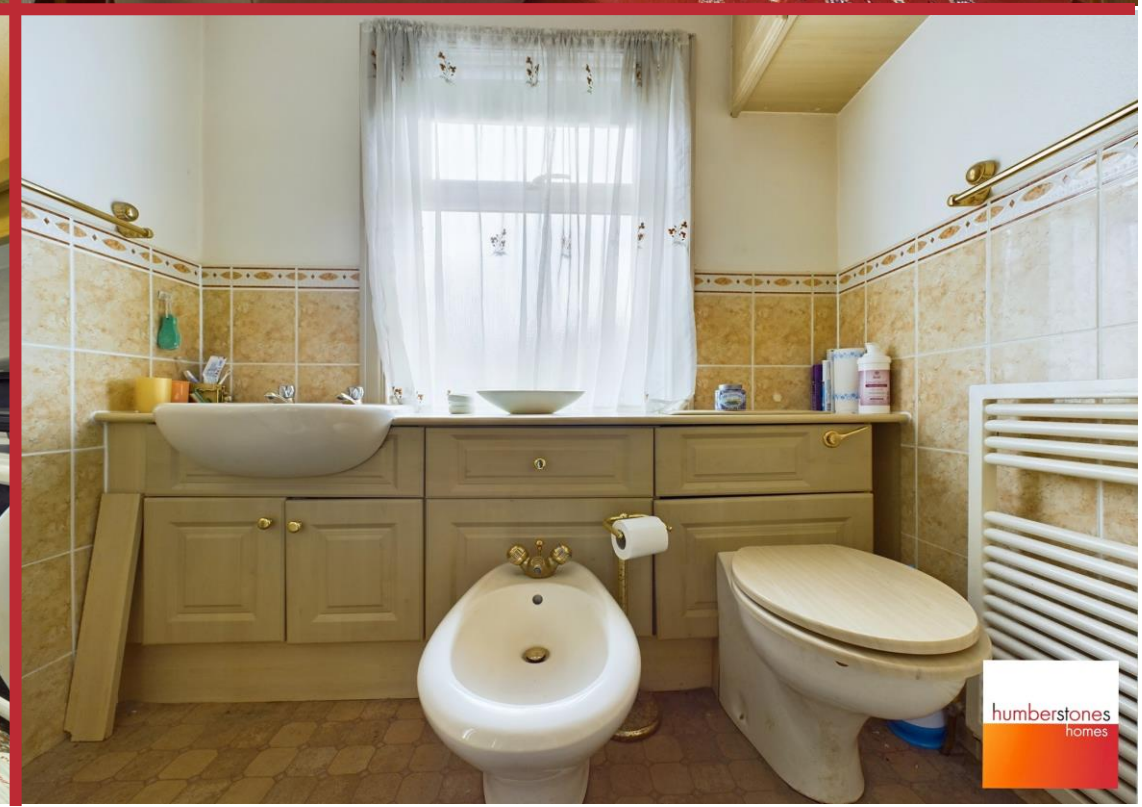


84 DEVONSHIRE ROAD, SMETHWICK, WEST MIDLANDS, B67 7QB

£235,000





THE PROPERTY

CAH BUYERS ONLYNO UPWARD CHAIN - 3 BEDROOMED SEMI DETACHED HOME IN POPULAR LOCATION, HAVING 2 RECEPTION ROOMS. Explore this property with our 360 degree virtual tour. Devonshire Road is set within this convenient part of Smethwick with many shops available on nearby Smethwick High Street. The property is within the catchment area of good local schools, whilst West Smethwick Park is just a short distance away. Another huge advantage of this location is the fact that BOTH Galton Bridge and Rolfe Street train stations are easily accessible, which enables direct commuting into Birmingham City Centre and further to the surrounding areas. Requiring some modernization and offering great potential, the property is set back behind a foregarden and leads to the following accommodation :- On the ground floor is an entrance hall with a staircase rising to the First Floor and doors off to : Lounge at the front having bay window, separate dining room at the rear, and fitted kitchen with base and wall units, work surface area, integral oven/hob and door to the rear garden. First Floor provides a landing, 3 bedrooms and shower room. Outside is a rear garden which is currently overgrown. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band B. EPC rating D.

Council Tax Band B

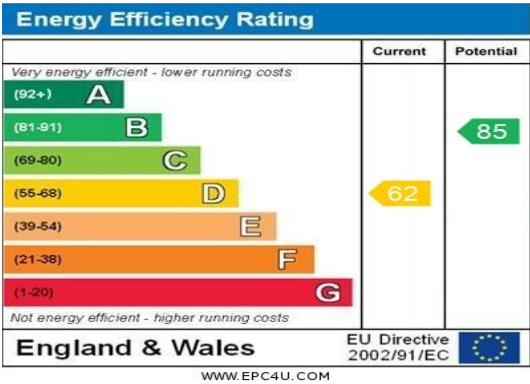
EPC Rating: D

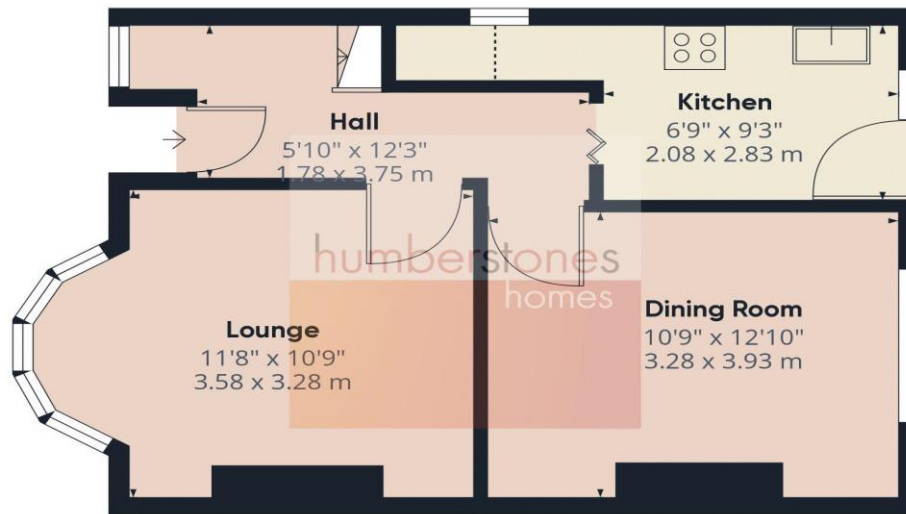
TITLE

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⁽¹⁾

801.59 ft²

74.47 m²

Reduced headroom

6.98 ft²

0.65 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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