



211, Park Road, Smethwick, B67 5HX

Offers In The Region Of £225,000

- RECENTLY MODERNISED AND MUCH IMPROVED
- RE-FITTED KITCHEN AND RE-FITTED FIRST FLOOR BATHROOM
 - TWO RECEPTION ROOMS
 - TWO BEDROOMS
- CONVENIENT FOR A HOST OF AMENITIES ON BEARWOOD ROAD, LIGHTWOODS PARK AND WARLEY WOODS
 - NO UPWARD CHAIN

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A recently modernised and much improved two bedroom terraced house with refitted kitchen with breakfast bar and refitted first floor bathroom. The property benefits from an attractive rear garden with patio onto lawn. NO UPWARD CHAIN.

Accommodation comprising lounge, inner lobby, re-fitted kitchen with breakfast bar, dining room, understairs store, landing, two bedrooms, re-fitted first floor bathroom, gas boiler serving radiators, double glazing to windows as detailed. Rear garden with patio onto lawn.

COVERED ENTRANCE (front)
Front door onto

LOUNGE (front) 3.49m x 3.39m
Double glazed window to front, panel radiator, wood effect floor finish, electric fire, coving to ceiling, door opening onto

INNER LOBBY (inner)
Wood effect floor finish, door opening onto understairs store.

DINING ROOM (rear) 3.49m x 3.70m
Double glazed window, panel radiator, recessed spotlights to ceiling, door opening onto
Staircase leading to first floor accommodation.

RE-FITTED KITCHEN WITH BREAKFAST BAR (rear) 3.04m x 1.81m
Double glazed window, , recessed spotlights to ceiling, wood effect floor finish, base units with cupboards and drawers, worktops, four ring gas hob, cooker, cooker hood above, wall mounted store cupboards at high level, walls part tiled, breakfast bar, plumbing for washing machine, single bowl single drainer sink with mixer tap. Double glazed door onto rear garden.

Staircase from dining room leading to

FIRST FLOOR LANDING (inner)
Recessed spotlights to ceiling,

BEDROOM ONE (front) 3.48m x 3.37m
Double glazed window, panel radiator, feature fireplace,

BEDROOM TWO (rear) 3.71m x 2.58m
Double glazed window, panel radiator, feature fireplace, store cupboard opening off over staircase with access to roof space.

RE-FITTED BATHROOM (rear) 1.82m x 2.78m
Tile effect floor finish, obscure double glazed window, heated towel rail, recessed spotlights to ceiling, L-shaped bath with dual shower fitting over and central mixer tap, shower screen, WC with push button flush, wash hand basin with mixer tap, vanity unit, splashback, cupboard housing 'Baxi' gas boiler.

REAR GARDEN
Patio area, outside water tap, steps down onto lawn.

AGENTS NOTES

1. The neighbours have access across part of the garden to use the shared entry.
2. St Gregory's Catholic Primary School is located to the rear of the garden.

COUNCIL TAX BAND B

TENURE

We are verbally advised that the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

Money Laundering Regulations –

In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Extra services -

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral.

Scriven & Co offers the following services and has the following referral arrangements in place:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral. Scriven & Co routinely refers sellers (and buyers) to certain firms of solicitors/conveyancers. It is the clients' or buyers' decision whether to choose to deal with any of the referral companies. Should the client or a buyer decide to use any of these companies the client or buyer should know that Scriven & Co receive a payment from these companies equating to a figure in the order of £100-£200 per referral. We are informed that the solicitors/conveyancers are happy to pay this referral fee

to ourselves as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The agent routinely refers sellers (and buyers) to a Removals and Storage Company. It is the clients' or buyers' decision whether to choose to deal with the Removals and Storage Company. Should the client or a buyer decide to use the Removals and Storage Company the client or a buyer should know that the agent receives a referral fee to the value of £70 plus VAT from them for recommending a client or buyer to them.

Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

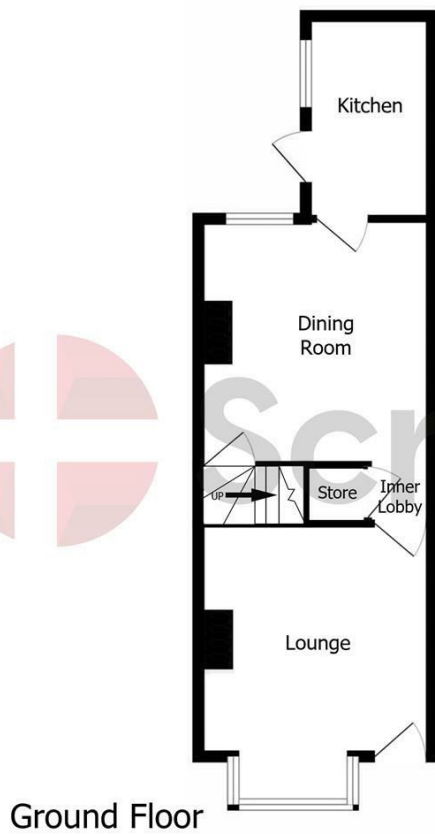
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



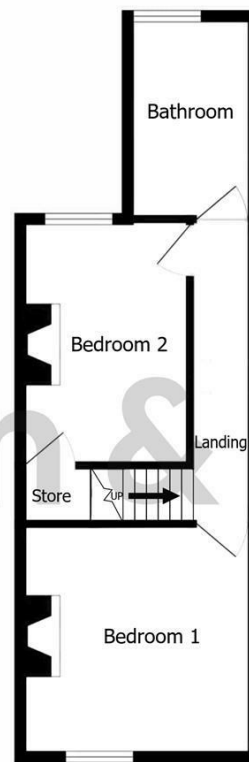








Ground Floor



First Floor

Not to scale. This floor plan is for illustration purposes only.
The position and size of doors, windows and other features are approximate.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18706500