



**63 Trinder Road**  
**Smethwick, B67 5NX**

**Offers In The Region Of £259,950**



## The Property

A beautifully presented THREE BEDROOM semi detached property in a great residential location close to Warley Woods.

This wonderful family home has gas central heating, double glazing and comprises: entrance hall, beautiful (recently fitted) kitchen breakfast room with fitted appliances and GRANITE worktops, spacious lounge, three bedrooms and family shower room.

To the front of the property is a block paved driveway providing off road parking with EV Charging wiring facility installed (NB//EV Charging unit itself NOT included in the sale) To the rear is a wonderful fully enclosed landscaped garden with patio seating area, lawn and storage building. EPC: D // Council tax Band: B

A wonderful family home in a great location which truly needs to be viewed to appreciate.

## Location

Smethwick is a town in the Sandwell district. It lies 4 miles west of Birmingham city centre. Historically it was in Staffordshire and then Worcestershire before being placed into West Midlands county. Trinder Road lies in a predominantly residential area with good local transport links and easy access to Birmingham City. Warley Woods park is close by.

## Frontage

To the front of the property is a driveway providing off road parking. An EV charging wired point is place to the rear of the drive (EV Charger unit is NOT included in the sale) Steps to the side rise to the front patio area and there is a side access gate leading to the rear.

## Entrance Hall

Stairs rise to the first floor.

## Lounge

4.20m x 4.41m (13'9" x 14'5")

Bay window to the front. Fire with feature surround.

## Kitchen Breakfast Room

4.12m x 3.12m (13'6" x 10'2")

Measured at widest point

A beautifully appointed and recently fitted kitchen featuring a range of eye and low level units incorporating: modern 'belfast' style sink, beautiful Granite Worktops, integrated electric hob with extractor over, integrated electric oven and integrated dishwasher. Space and plumbing for a washing machine. Tiled flooring and window overlooking the lovely landscaped garden. Storage cupboard.

## Rear access lobby

Door to cloakroom and door leads to the garden.

## Cloakroom

With WC and wash hand basin. Window to the rear.

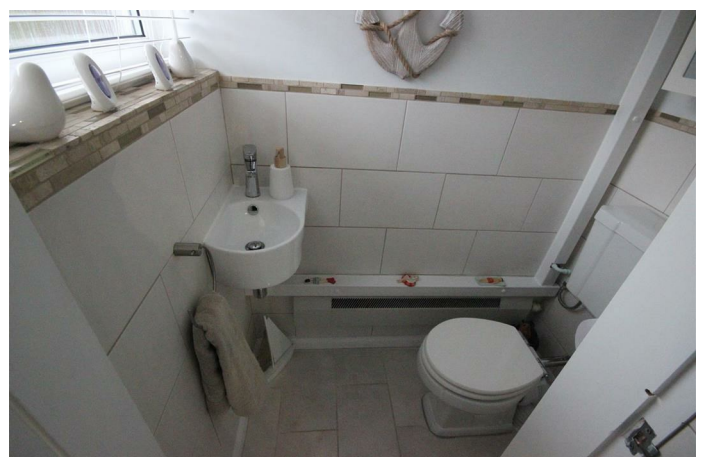
## Landing

Access to the loft space and window to the side.

## Bedroom One

2.91m x 3.14m (9'6" x 10'3" )

Window to rear.





### Bedroom Two

2.61m x 3.55m (8'6" x 11'7")

Window to front.

### Bedroom Three

2.44m x 2.55 at widest point (8'0" x 8'4" at widest point)

Window to front and overstairs storage cupboard.

### Shower Room

2.01m x 2.22m at widest point (6'7" x 7'3" at widest point)

Window to rear. Three piece suite comprising: double shower cubicle, vanity wash hand basin and low level WC. Chrome heated towel rail and tiled flooring.

### Outside

REAR: Block paved patio seating area with steps to a lawned garden area and planting. Pathway to storage building.

### Tenure & General Information

We are advised by the vendor that the property is freehold.

Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property.

We are advised by the vendor that a 'chancel' indemnity is in place to cover church repairs. This may need to be renewed by a prospective purchaser.

A buyer is advised to obtain verification on the above points from their solicitor or surveyor.

### Brochure Declaration

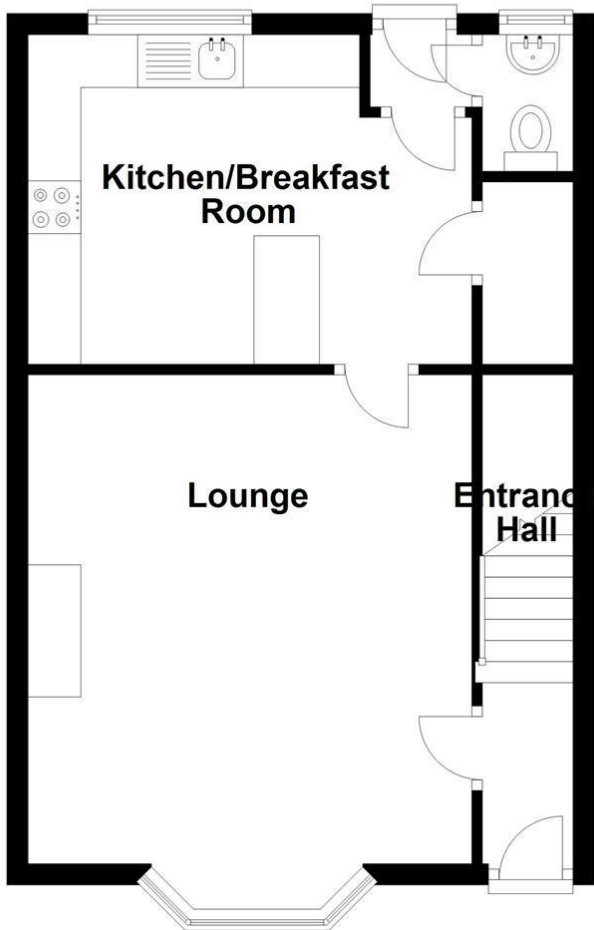
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other 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 branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:**

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

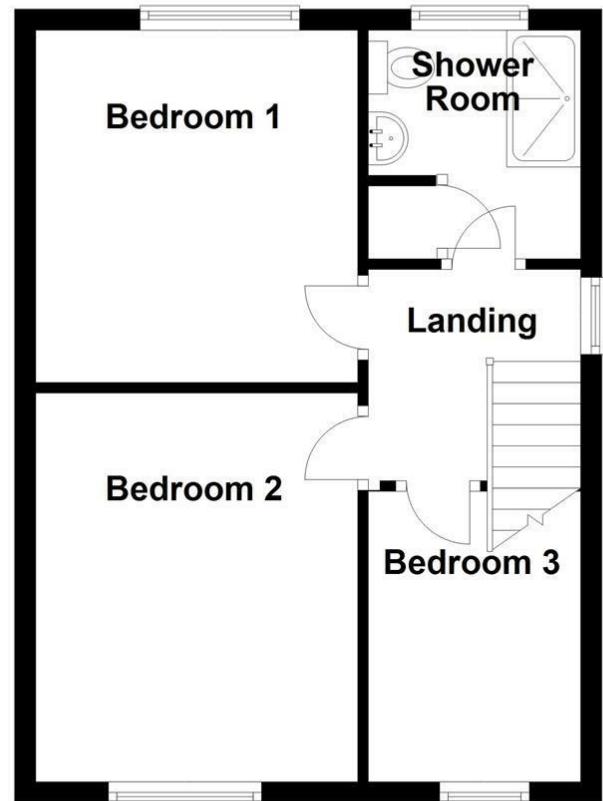
**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



## Ground Floor



## First Floor



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