



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

**Offers In The Region Of £275,000**



### Property Description

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: porch, entrance hall, two reception rooms, extended fitted kitchen diner, side utility, downstairs WC, landing, three bedrooms and upstairs bathroom.

To the front of the property is a block paved driveway providing off road parking. To the rear is a spacious, enclosed garden with dining patio seating area.

OFFERING NO UPWARD CHAIN. EPC - D / CT Band - B

### 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. Steps to the side rise to the front patio area, and there is a front access to both the side utility and porch.

### Porch

Sliding door to front. Windows to front and side. Door into:

### Entrance Hall

Stairs leading to first floor accommodation. Door into:

### Lounge

Bay window to front. Coving. Gas fire with wooden surround. Opening into:

### Dining Room

Opening into fitted kitchen diner. Door to under stairs cupboard housing consumer unit and electricity meter.

### Fitted Kitchen Diner

Windows and access to rear of the property. Laminate flooring and tiled floor laid. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill with four ring gas hob and extractor hood over, built in fridge freezer and plumbing for a washer installed. Door leading to side utility.

### Side Utility

Access available to the front. Eye level and base units installed with work surfaces. Housing boiler on wall. Door to downstairs WC.

### Downstairs WC

Hand basin and low level flush WC installed.

### Landing

Doors to all upstairs rooms. Loft access available. Window to side.



### **Bathroom**

Tiled throughout. Window to rear. Three piece bathroom suite comprising of; low level flush WC, pedestal wash hand basin and bath with mains fed shower unit over.

### **Bedroom One**

Window to rear.

### **Bedroom Two**

Window to front.

### **Bedroom Three**

Window to front. Built in over stairs storage. In need of some refurbishment.

### **Rear of Property**

Decked on entry with steps leading up to main elevated garden position. Mainly laid to lawn with some shrubbery on its borders. Block paved dining patio area available and an additional rear slabbed area, ideal for installation of a shed.

### **Freehold**

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. A buyer is advised to obtain verification 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.







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