



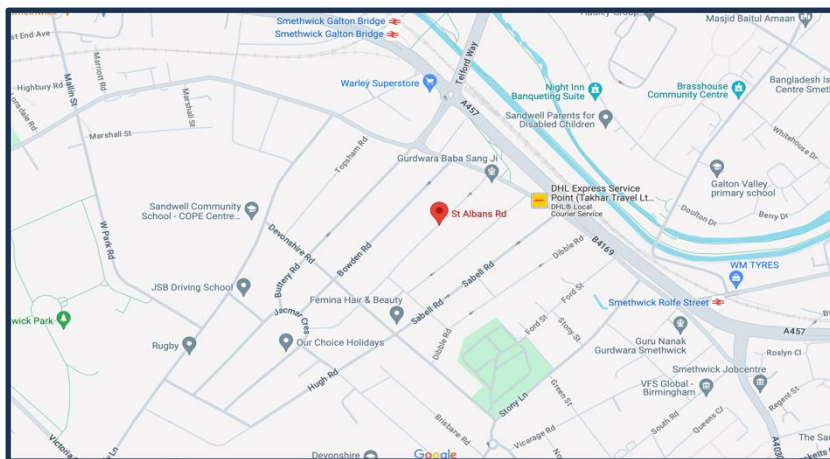
St Albans Road, Smethwick, West Midlands, B67 7NH

£220,000

Innovate Estate Agents are pleased to offer for sale this REFURBISHED THREE BEDROOM MID TERRACED PROPERTY with NO UPWARD CHAIN situated in Smethwick! The property comprises of entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, family bathroom, rear garden, gas central heating and double glazing. Thanks to its sought after location the property has easy commute to a range of day to day amenities, educational facilities and transport links such as Holly Lodge High School College of Science, Devonshire Infant Academy, Smethwick Galton Bridge Train Station, Smethwick Rolfe Street and M5 (Junction 1). EPC Rating: D. Council Tax Band: A. Admin Fees May Apply.

Approach	The property is approached via fore garden with pathway leading to front entrance door.
Entrance hallway	Having ceiling light point and doors to reception room one and two.
Reception Room One	9' 2" x 13' 2" (2.799m x 4.024m) Having ceiling light point, power points, double glazed bay window to front elevation and gas central heating radiator.
Reception Room Two	11' 2" x 12' 7" (3.393m x 3.833m) Having ceiling light point, power points, double glazed window to rear elevation, gas central heating radiator, door to kitchen and door to stairs rising to first floor landing.
Fitted Kitchen	10' 2" x 7' 11" (3.104m x 2.411m) Having ceiling light point, power points, double glazed window to side elevation, gas central heating radiator, fitted kitchen comprises of matching wall and base units, roll top work surface, stainless steel sink drainer unit, integrated four ring gas hob with extractor hood above, integrated oven, plumbing for washing machine, tiling to floor and splash prone areas, doors to bathroom and rear garden.
Family Bathroom	Having ceiling light point, obscure double glazed window to side, gas central heating radiator, bathroom suite comprising of p shaped bath with shower mixer tap, vanity unit with integrated hand was basing, low level W.C, tiling to floor and splash prone areas.
First Floor Landing	Having ceiling light point, power points, double glazed window to side elevation, gas central heating radiator, access to loft space and doors to bedrooms.
Bedroom one	11' 2" x 14' 6" (3.400m x 4.410m) Having ceiling light point, power points, double glazed window to front elevation and gas central heating radiator.
Bedroom Two	11' 7" x 11' 3" (3.530m x 3.437m) Having ceiling light point, power points, double glazed window to rear elevation and gas central heating radiator.
Bedroom Three	9' 10" x 7' 4" (3.009m x 2.240m) Having ceiling light point, power points, double glazed window to front elevation and gas central heating radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Equipment: Innovate EA Limited trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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