



159 Stony Lane, Smethwick, B67 7BA Offers In The Region Of £225,000

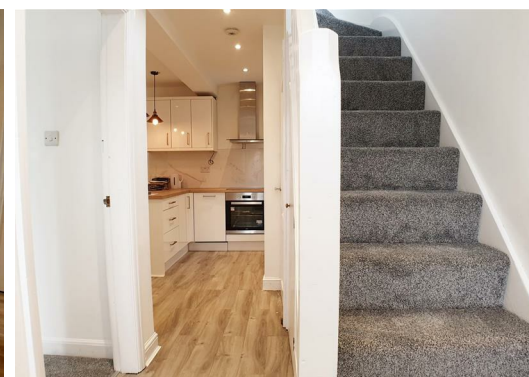
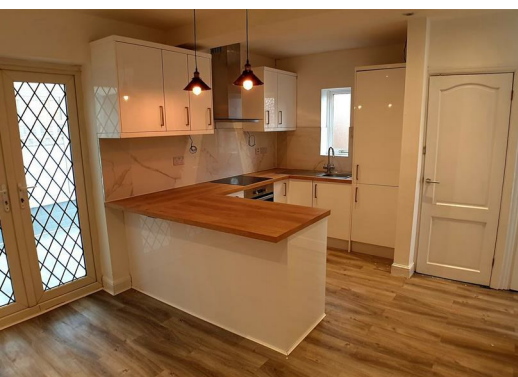


**** CALLING ALL INVESTORS *** PERFECT BUY-TO-LET*** TURN KEY INVESTMENT****

Welcome to this charming property located on Stony Lane in the convenient area of Smethwick. This semi-detached house boasts two reception rooms, three cosy bedrooms, kitchen/diner and bathroom, offering a comfortable living space for you and your family.

Spanning across 764 square feet, this modern home features a conservatory that adds a touch of elegance and provides a perfect spot to relax and unwind. The property is currently tenanted, making it an excellent investment opportunity for those looking to expand their property portfolio.

Managed by Genie Homes, you can rest assured that this property is in good hands, ensuring a hassle-free experience for both tenants and landlords. Don't miss out on the chance to own this wonderful home in a



Property Overview

**** NEW INSTRUCTION**** IDEAL PROPERTY FOR INVESTORS**** PERFECT BUY-TO-LET ****

Genie Homes are delighted to present this three bedroom semi-detached property situated in Smethwick. The property comprises of fore garden, front entrance porch, two reception rooms, study/dining room, FITTED KITCHEN, guest W/C, CONSERVATORY, family bathroom, rear garden,, double glazing and gas central heating throughout!

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 Devonshire Infant & Junior Academy, Holly Lodge High School College of Science, Victoria Park, Smethwick Rolfe Street Train Station and M5 (Junction 2).

The property is approached via steps leading up to fore garden with mature shrubs and bushes and paved pathway leading to front entrance porch door.

Front Entrance Porch with doors leading into entrance hallway.

Entrance Hallway

Ceiling light point, gas central heating radiator, wood effect laminate flooring, stairs rising to first floor landing and doors leading into reception room one, reception room two and dining room.

Reception Room One

12' 6" x 5' 8" (3.808m x 1.721m)
Gas central heating radiator, wood effect laminate flooring, electric fire with decorative surround and double glazed window to front elevation.

Reception Room Two

13' 4" x 9' 11" (4.069m x 3.032m)
Gas central heating radiator, electric fire with decorative surround, wood effect laminate flooring and door leading into conservatory.

Dining Room/Study

6' 3" x 6' 9" (1.907m x 2.057m)
Wood effect laminate flooring, double glazed window to rear elevation and door leading into fitted kitchen.

Fitted Kitchen

7' 2" x 16' 6" (2.175m x 5.037m)
Gas central heating radiator, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated four ring gas hob with cooker hood above, integrated electric oven, plumbing for washing machine and dishwasher, tiling to walls and floor, door leading to guest W/C and door to rear garden.

Guest W/C

Ceiling light point, low level W/C, pedestal hand wash basin with mixer tap, tiling to walls and floor.

Conservatory

8' 1" x 8' 8" (2.469m x 2.653m)
Wood effect laminate flooring and sliding door leading to rear garden.

First Floor Landing

Ceiling light point, power points, double glazed window to side elevation, access to loft space and doors leading into all bedrooms and family bathroom.

Bedroom One

12' 5" x 9' 11" (3.795m x 3.019m)
Gas central heating radiator, wood effect laminate flooring, double glazed window to front elevation and fitted wardrobes.

Bedroom Two

11' 0" x 9' 11" (3.356m x 3.019m)
Gas central heating radiator, wood effect laminate flooring, double glazed window to rear elevation and fitted wardrobes.

Bedroom Three

8' 11" x 6' 9" (2.722m x 2.064m)
Gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.

Family Bathroom

6' 10" x 6' 3" (2.085m x 1.904m)
Obscure double glazed window to rear elevation, bathroom suite comprises of built in shower cubicle with shower head attachment, pedestal hand wash basin with mixer tap, low level W/C, tiling to walls and linoleum flooring.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rear Garden

The rear of the property comprises of decked seating area with step leading up to paved patio area laid to lawn, mature shrubs and bushes gate providing access to rear of the property/rear garage.

Rear Garage is accessed via service road.

EPC Rating: D.

Council Tax Band: C
Currently tenanted and managed by Genie Homes with rent at £ per month on a monthly rolling contract.
Annual income £12,300

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TENURE

Freehold

Buyers Fee and Reservation

Genie Homes pride ourselves on our simple and secure buying process.

This sale is subject to a 2% plus VAT Buyers Fee and this is based on the agreed sale price.

Please contact us to arrange a viewing. We will ask you to provide proof of funds and photographic identification prior to attending, to make sure we cause minimal disruption to any tenants that may reside at the property.

Once you have viewed the property, we will ask you for feedback.

If you make an offer and it is accepted, the full 2% plus VAT is then applicable in order to take the property off the market within 2 working days of your offer.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances:
1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage-ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.

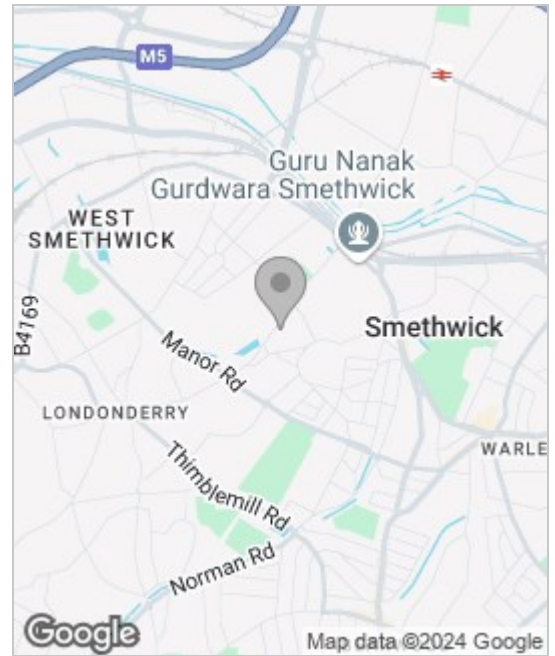
- This approach allows you to secure the property and start the conveyancing process quickly.

- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.

- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.

All of these elements provide peace of mind from the outset, along with our personal and proactive approach.

We look forward to hearing from you soon.



Total Area: 78.7 m² ... 847 ft²
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	