



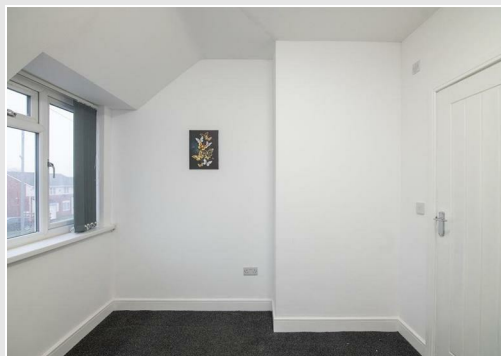
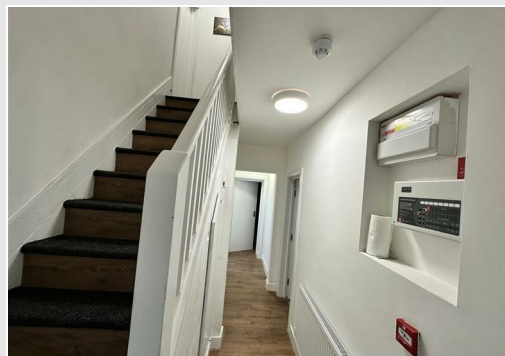
**159 Manor Road, Smethwick, B67 7HH**  
**Offers Around £450,000**

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# 159 Manor Road, Smethwick, B67 7HH

## Offers Around £450,000



### Property description

Stunning 6-Bedroom Semi-Detached Home in Prime Smethwick Location

This meticulously renovated six-bedroom semi-detached home combines luxury with functionality, offering an unparalleled living experience. Finished to an exceptional standard, each of the six generously sized bedrooms features its own en-suite bathroom, providing optimal comfort and privacy for all residents.

The property has been enhanced with a newly completed extension, carried out with full planning approval, and benefits from an upgraded electrical wiring system for added safety and peace of mind. Fire doors and a cutting-edge fire alarm system have been installed throughout, ensuring compliance with the highest safety standards.

Situated in one of Smethwick's most desirable locations, the property boasts a prime position directly opposite Smethwick West Park, offering breathtaking views and convenient access to outdoor recreation. It is within walking distance of the renowned Sandwell Aquatic Centre and just a 3-minute drive to the new University Hospital in Smethwick.

With its versatile layout and enviable location, this property is ideal as a spacious family home, a lucrative HMO investment, or a premium Airbnb rental. Seize this rare opportunity to own a truly exceptional home in the heart of Smethwick!

Ground Floor:

- . Porch entrance leading to a secondary door and the main internal hallway.

- . Bedroom 2: Ensuite, front elevation.
- . Bedroom 3: Ensuite, front elevation.
- . Bedroom 4: Ensuite, rear elevation.
- . Modern kitchen/dining area.

First Floor:

- Bedroom 1: Ensuite, rear elevation.
- Bedroom 5: Ensuite, front elevation.
- Bedroom 6: Front elevation.

The property has been fully refurbished from the ground up, stripped back to bricks and mortar, and designed with a contemporary finish throughout.

Key Features:

- . Grey vinyl flooring in the porch, hallway, kitchen/dining area, and ensuites.
- . Dark grey carpets in all bedrooms.
- . White walls and wall-mounted radiators throughout.
- . Each bedroom includes a private food preparation area with a sink, additional storage, and space for an under-counter fridge/freezer.

The property is fully compliant as a working HMO and has been meticulously finished to meet modern standards.

Viewings are highly recommended.

### Disclaimer

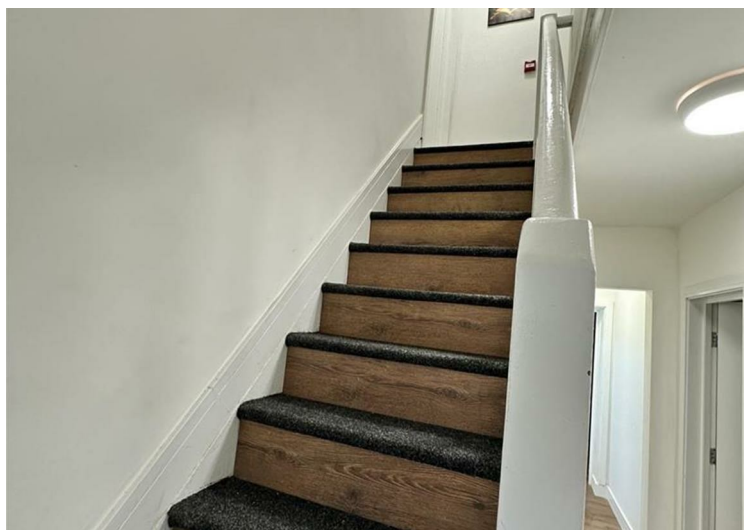
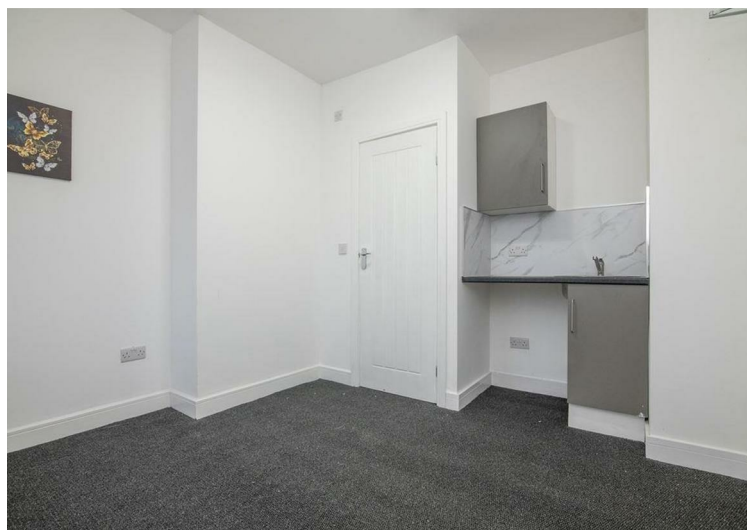
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any

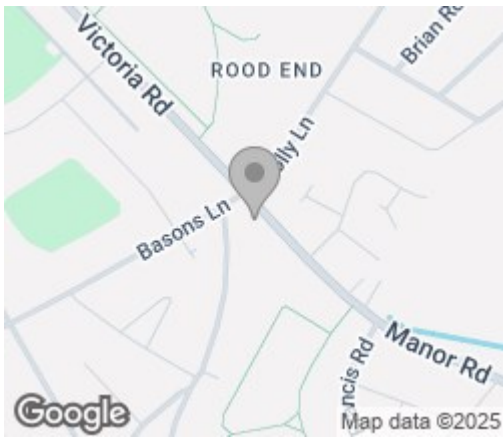


apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

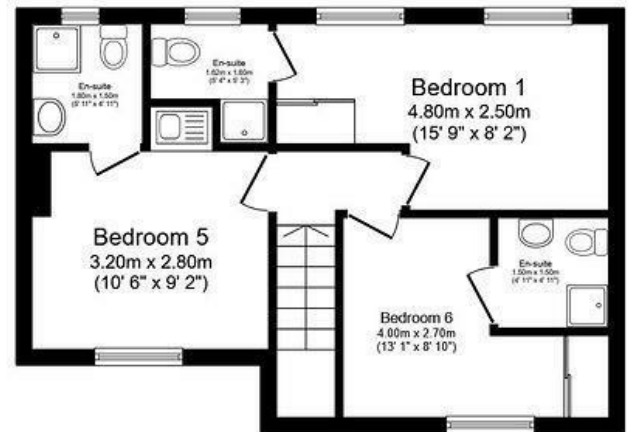
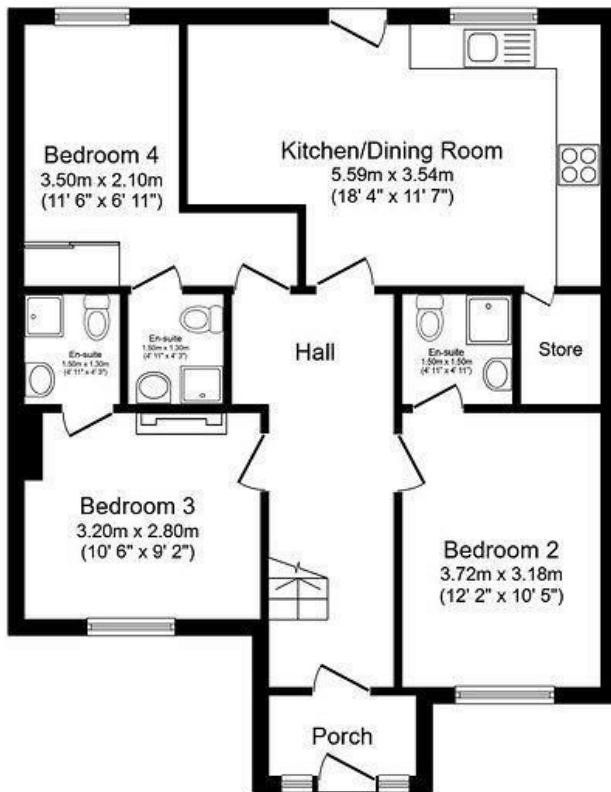
Tenure - Freehold

Possession - Vacant possession, No chain





| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 69      |                         |
| (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 |



**TOTAL: 107.6 m<sup>2</sup> (1,158 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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