



1A Monmouth Road, Smethwick, B67 5EF

**£625,000**

Hadleigh Estate Agents are delighted to offer this stunning property for sale. The property is conveniently located on the corner of Monmouth Road, offering excellent transport links into Birmingham City Centre, Motorway links and local amenities. Within a short walk is also the ever popular Warley Woods.

The current owner won "Designer Of The Year" with this property. With the property being used for many TV productions and as a film set.

The property has been lovingly refurbished and decorated to a very high standard by the current owner. With the addition of side extension and rear extension to the original building.

Offering two driveways, for multiple cars the property comprises, welcoming entrance hallway, having a grand open plan feel, the property benefits from dining area and spacious living room with a beautiful feature fireplace.

Further benefitting from under stairs storage, an additional living room, with magnificent feature fireplace and artistic decoration. Completing downstairs is an open plan kitchen and dining area, complete with patio doors leading into the private rear garden, additional entrance to one of the driveways, utility room and guest WC.

Upon the first floor sits the master bedroom, complete with feature fireplace and spacious landing. The third bedroom has currently been opened up to allow for a welcoming library/ office, a further double bedroom and complete with a spacious modern bathroom.

We have also been advised that the property has the necessary footings for further upper level extension work to be carried out.

The property is freehold.

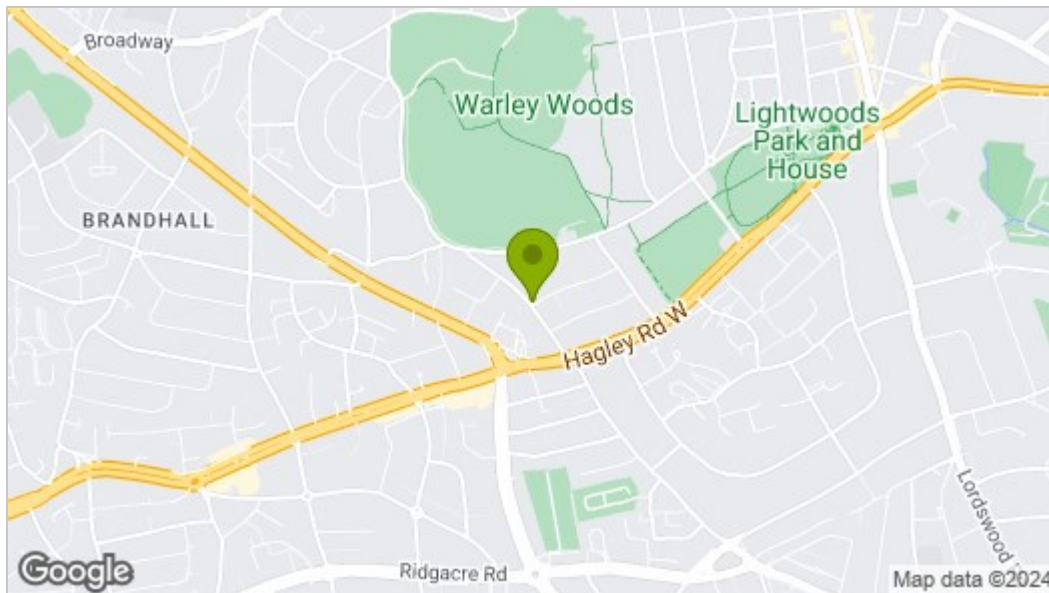
Call Hadleigh Estate Agents today to arrange your viewing.

# Floor Plan

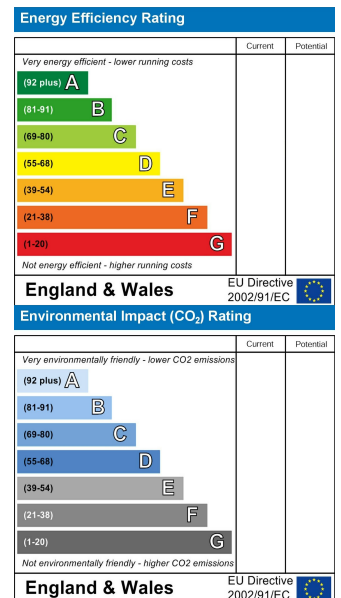


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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.