



56 Upper St. Marys Road, Smethwick, B67 5JR

Offers In The Region Of £254,000

Hadleigh Estates are pleased to present this three double bedroom, traditional mid terraced property located in Bearwood. Ideal for first time buyers and a great investment opportunity. This property briefly compromises of lounge, dining room, new fitted kitchen, guest WC, modern bathroom, two double bedrooms, single bedroom and rear garden.

We have been advised the following information. We suggest you confirm this with your solicitor as Hadleigh Estate Agents will not be held accountable.

Tenure - Freehold

EPC - D

Council Tax Band - B

Entrance Porch/ Hallway

Double door porch, Ceiling light point, gas central heating radiator and laminate flooring.

Lounge



Laminate flooring, gas central heating radiator, double glazed window to front elevation and ceiling light point.

Dining Room



Laminate flooring, gas central heating radiator, double glazed window to rear elevation and ceiling light point.

Kitchen



Modern fitted kitchen with a range of base and wall

units, integrated cooker, fridge and freezer. Gas hob, central heating radiator, partially tiled walls, extractor hood, tiled flooring and rear door. Double glazed window to side elevation, ceiling spotlights and sink unit.

Guest W.C



Combined two in one basin and toilet, obscure double glazed window to side elevation, tiled floor and partially tiled walls.

Bedroom One



Gas central heating radiator, double glazed window to front elevation, ceiling light point, new carpet.

Bedroom Two



Ceiling light point, gas central heating radiator, new carpet, double glazed window to rear elevation.

Bedroom Three



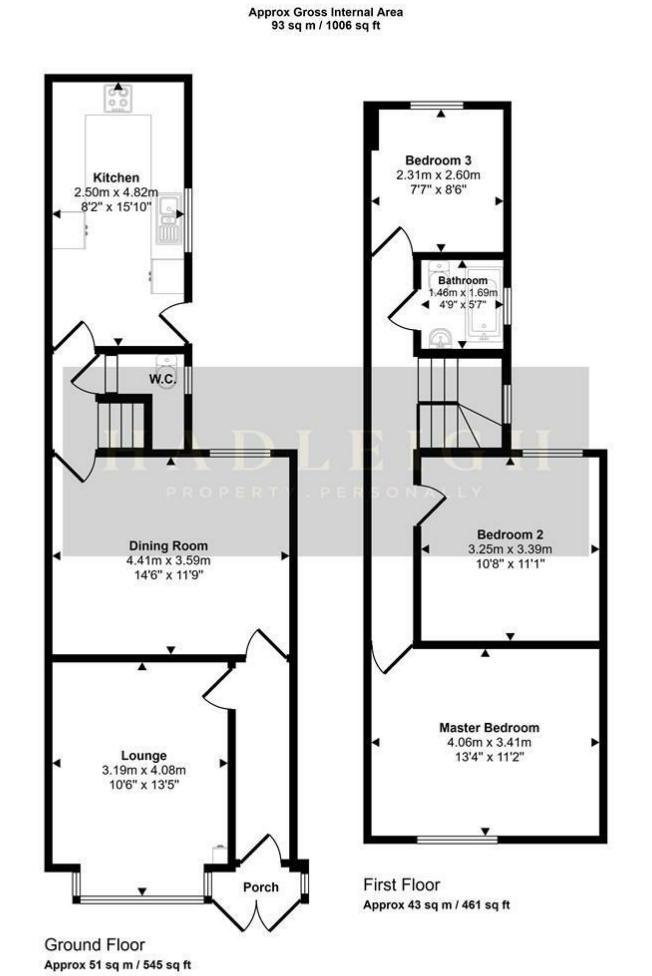
Ceiling light point, gas central heating radiator, new carpet, double glazed window to rear elevation.

Bathroom



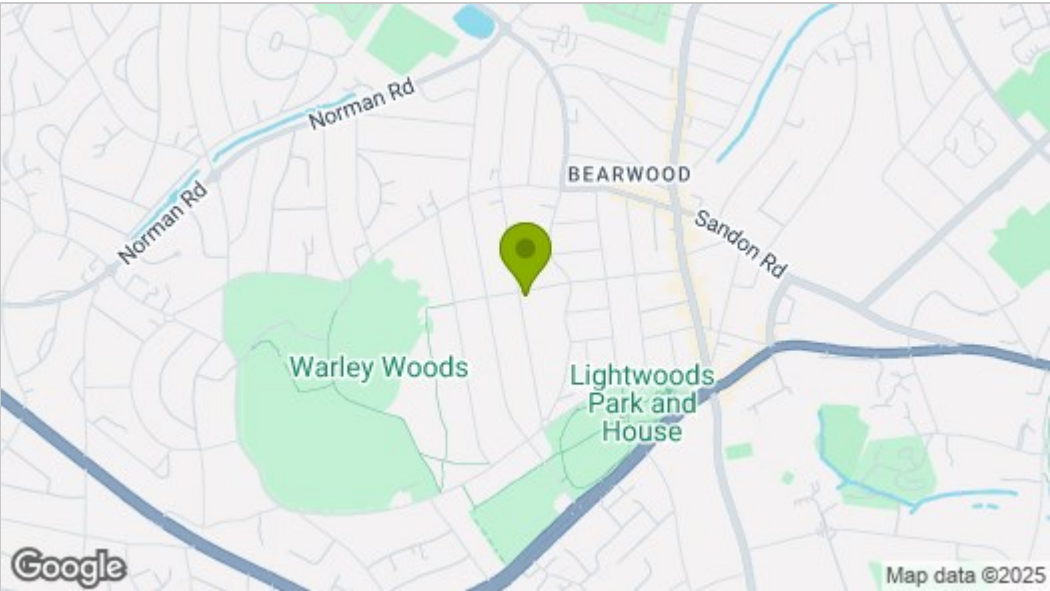
Low level flush WC, handwash basin and unit, towel radiator, tiled floor and walls, shower over bath and obscure double glazed window.

Floor Plan

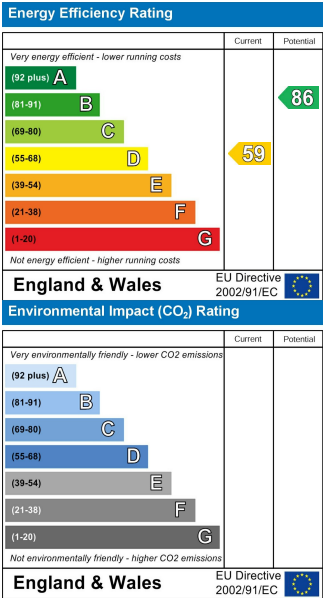


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.