



**Edgbaston Road, Smethwick B66 4LG**

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## **Edgbaston Road, Smethwick**

\*\*\*FANTASTIC AND UNIQUE FREEHOLD INVESTMENT OPPORTUNITY\*\*\*4 SELF CONTAINED FLATS\*\*\*GENERATING £31,900 PER ANNUM\*\*\*POTENTIAL TO EXTEND AND IMPROVE\*\*\*GREAT LOCATION NEAR TO TRANSPORT LINKS AND AMENITIES\*\*\*CLOSE TO METROPOLITAN HOSPITAL\*\*\*

### **Agent Note**

This property is council tax band A.  
This property has been split into 4 individual flats and is being sold as a whole.

### **Entrance Hall/Flat 1**

Stairs to first floor, door to lounge.

### **Lounge**

13' x 9' 10" ( 3.96m x 3.00m )  
Double glazed window to side, doors to kitchen and bedrooms 2 & 3, laminate flooring.

### **Bedroom 2**

13' 1" x 11' 7" ( 3.99m x 3.53m )  
Double glazed window to rear, carpet, central heating radiator, door to bedroom 1.

### **Bedroom 3**

10' 2" x 7' 3" ( 3.10m x 2.21m )  
Double glazed window to side, central heating radiator, laminate flooring.

### **Bedroom 1**

13' 5" x 12' 9" ( 4.09m x 3.89m )  
Double glazed bay window to front, carpet, accessed via bedroom 2,

### **Kitchen/Diner**

13' 9" x 9' 10" ( 4.19m x 3.00m )  
Range of wall & base units, gas cooker, sink & drainer, central heating radiator.

### **Bathroom**

9' 10" x 4' 3" ( 3.00m x 1.30m )  
Low level flush w/c, wash hand basin with storage beneath, bath with shower attachment on tap, wall mounted central heating boiler.

### **First Floor Landing**

Access to flats 2 & 3.

### **Lounge**

13' 1" x 12' 6" ( 3.99m x 3.81m )  
Double glazed window to front, carpet.

### **Kitchen/Diner**

12' 3" x 9' ( 3.73m x 2.74m )  
Double glazed window to rear, range of wall & base units, cooker, sink & drainer, laminate flooring.

### **Bedroom**

12' 9" x 9' ( 3.89m x 2.74m )  
Double glazed window to front, central heating radiator, carpet.

### **Bathroom**

5' x 3' 10" ( 1.52m x 1.17m )  
Double glazed window to front, shower with glass screen, low level flush w/c, wash hand basin.

### **Kitchen/Diner**

12' 3" x 9' 8" ( 3.73m x 2.95m )  
Double glazed window to rear, central heating radiator, lino flooring, range of base units, sink & drainer, cooker, wall mounted central heating boiler.

### **Bedroom**

13' 1" x 11' 6" ( 3.99m x 3.51m )  
Double glazed window to rear, central heating radiator, laminate flooring.

### **Bathroom**

6' 11" x 6' 11" ( 2.11m x 2.11m )  
Double glazed window to side, shower with glass door, low level flush w/c, wash hand basin.







## Second Floor Landing

Access to flat 4.

### Lounge

20' 4" x 8' 10" ( 6.20m x 2.69m )  
(currently used as a bedroom). Double glazed window to front & skylight, central heating radiator, sloped ceiling.

### Kitchen/Diner

13' 11" x 10' 10" ( 4.24m x 3.30m )  
Double glazed window to rear & door to rear, range of base units, double cooker, sink & drainer, sloped ceiling, wall mounted central heating boiler.

### Bedroom

12' 9" x 12' 4" ( 3.89m x 3.76m )  
Double glazed window to front, laminate flooring, sloped ceiling.

### En-Suite

7' 5" x 3' 7" ( 2.26m x 1.09m )  
Double glazed window, wash hand basin, low level flush w/c, shower, central heating radiator.

### Front Garden

Driveway, side gate access to rear garden.

### Rear Garden

Large rear garden, brick-built garage/storage to rear of the garden, metal stairs to access 1st & 2nd floors, side gate to access front garden.



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## Edgbaston Road, Smethwick

- 4 Self Contained Flats, All Occupied
- Fantastic Investment Opportunity
- Generating £31,900 per Annum
- Potential to Extend and Improve
- Freehold Property with No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£550,000**



Total floor area 226.6 m<sup>2</sup> (2,439 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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