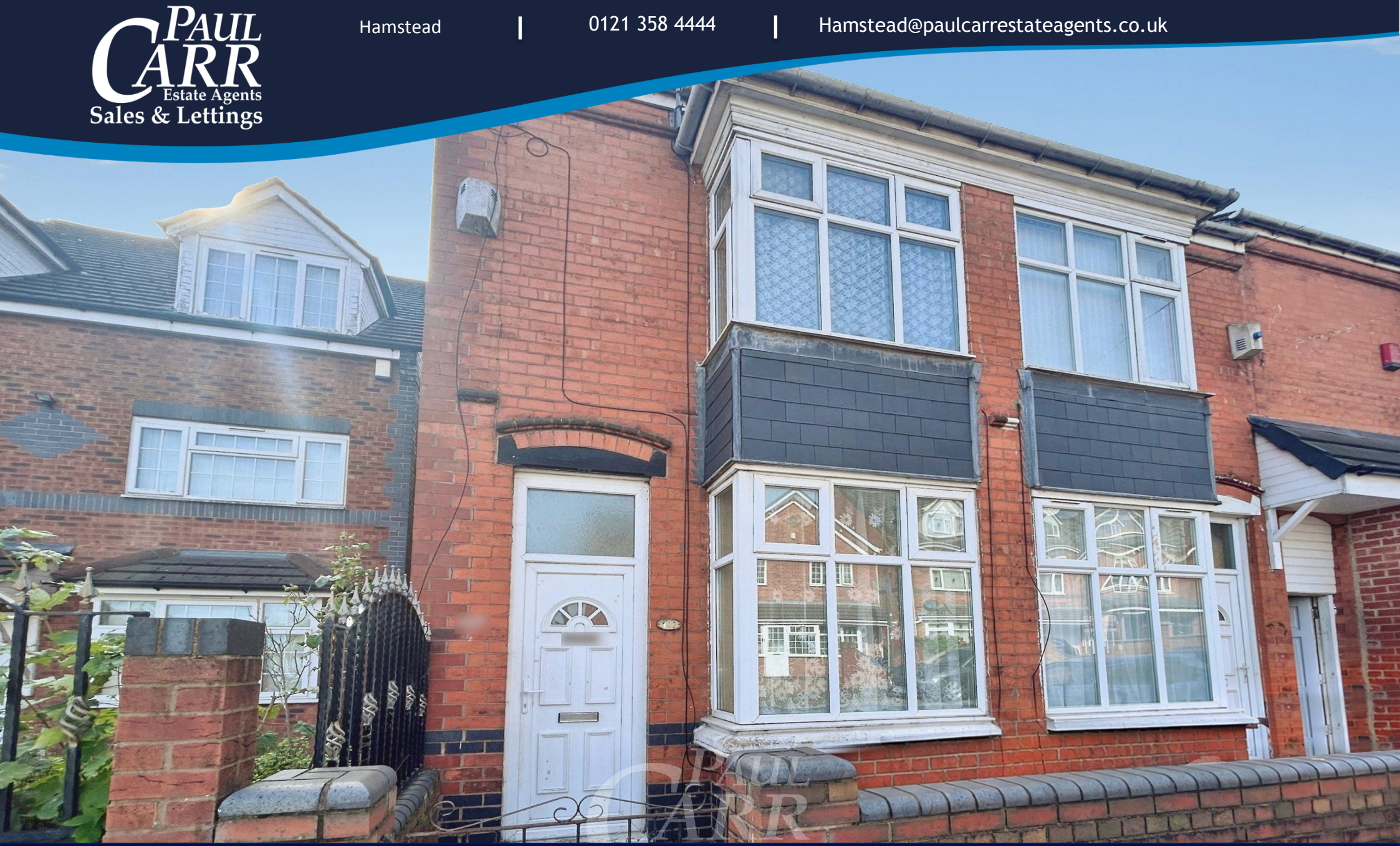
PAUL CARR Estate Agents Sales & Lettings

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# Florence Road, Smethwick, B66 4QR

**Offers Over £180,000**

## *Offers Over £180,000*

2 | 1 | 2

Offered for sale with no upward chain, this two bedroom end terraced home presents an ideal opportunity for first time buyers and investors alike. Situated in a popular location close to local amenities and good transport links, the property benefits from on street parking and offers scope to improve and put your own stamp on.

The accommodation comprises a spacious front lounge, a separate second reception room providing a versatile space for dining or relaxing, and a good-sized kitchen at the rear with potential to enhance.

Upstairs, there are two generously sized double bedrooms and a family bathroom.

Outside, the good-sized rear garden features a patio area leading onto the lawn, providing space for garden furniture and outdoor enjoyment.

Arrange your viewing today to discover the potential this home has to offer.



















# Property Specification

NO UPWARD CHAIN
TWO DOUBLE BEDROOMS
END OF TERRACED
PERFECT FIRST TIME HOME
GREAT INVESTMENT OPPORTUNITY

**Lounge 3.55m (11'8") x 3.06m (10') max**

**Lobby**

**Reception Room 3.65m (12') x 3.55m (11'8")**

**Kitchen 3.33m (10'11") x 2.34m (7'8")**

**Landing**

**Bedroom 1 3.55m (11'8") x 3.06m (10')**

**Bedroom 2 3.65m (12') x 2.66m (8'9")**

**Bathroom 3.34m (10'11") x 2.34m (7'8")**

## *Agent's Note:*

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 2nd October 2026

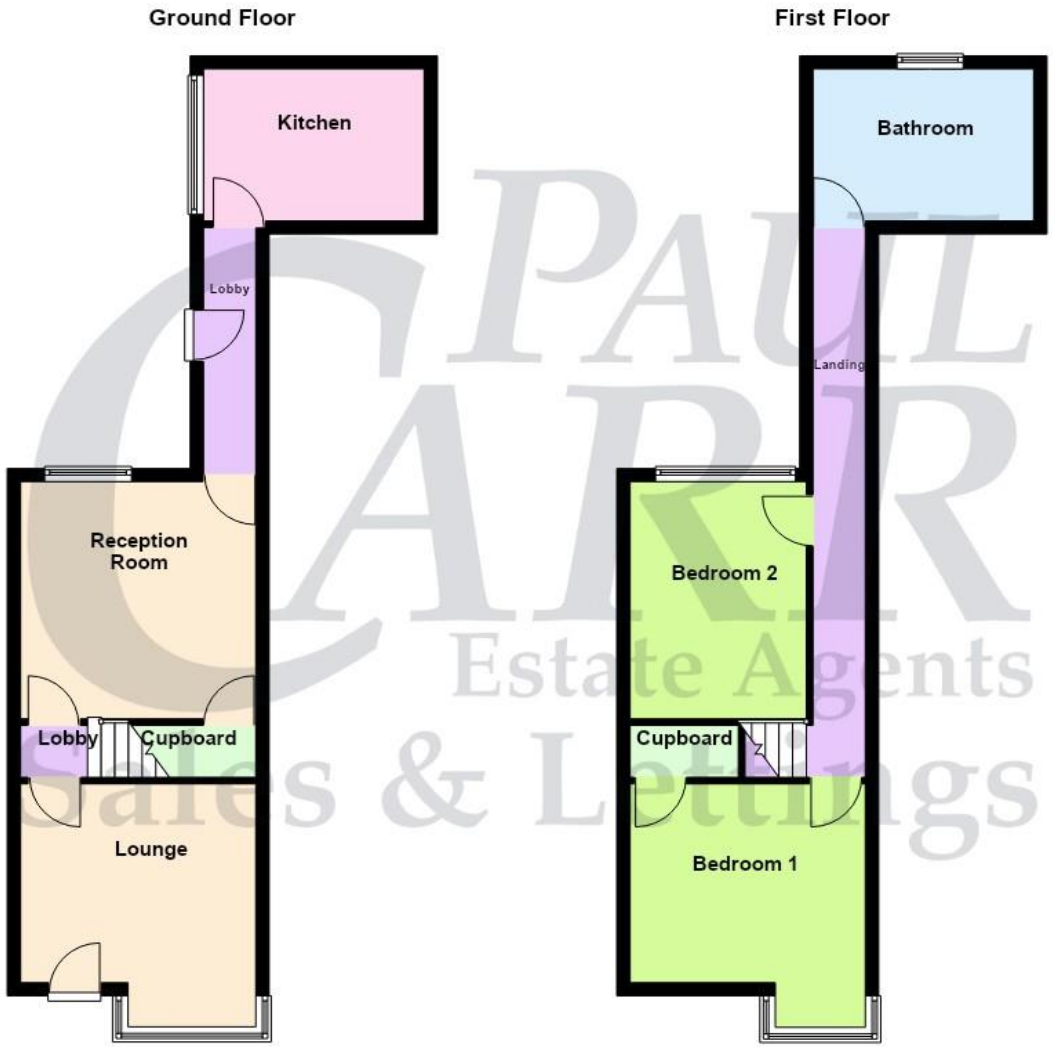
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of **obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.**

## *Viewer's Note:*

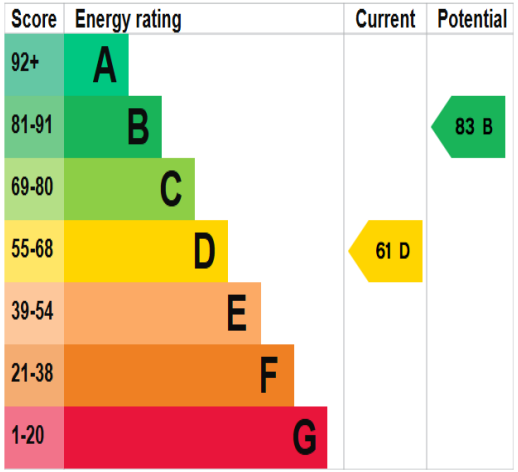
Services connected: Electric, gas, water & mains drainage
Council tax band: A
Tenure: Freehold

# Floor Plan

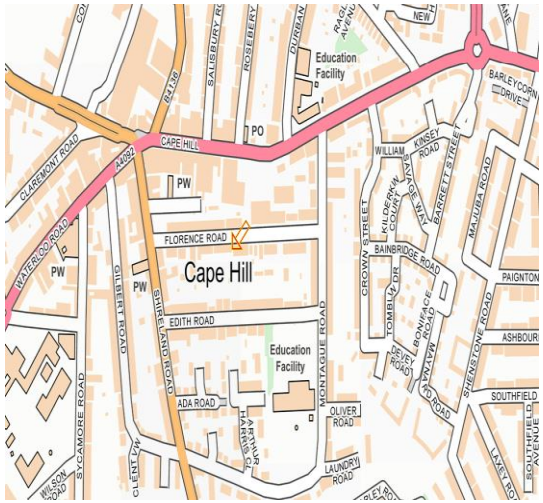
*This floor plan is not drawn to scale and is for illustration purposes only*




## Energy Efficiency Rating




## Map Location




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