



**Slatch House Road, Smethwick B67 5QD**

**welcome to**

## **Slatch House Road, Smethwick**

\*\*\* THREE BEDROOM \*\*\* SEMI-DETACHED \*\*\* LARGE GARDENS \*\*\* GROUND FLOOR W/C \*\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*\*  
DESIRABLE LOCATION \*\*\* BLEND OF CHARACTERFUL AND MODERN FEATURES \*\*\*

### **Agent Note**

This property is council tax band B.

### **Entrance Hall**

Front door leads into entrance hall. Stairs to first floor, doors to living room & kitchen/diner.

### **Living Room**

15' 10" excluding bay. x 14' ( 4.83m excluding bay. x 4.27m )

Double glazed bay window to front, ceiling light connection, double doors to kitchen, laminate flooring, storage cupboard.

### **Kitchen/Diner**

13' 11" x 10' ( 4.24m x 3.05m )

Double glazed window & door to rear, tiles to splash-prone areas, ceiling light connection, central heating radiator, storage cupboard with boiler, space for dining table, integrated oven & hob, dishwasher & fridge freezer. Sink & drainer, range of wall & base units with drawers and worktops over.

### **W/C**

5' 4" x 2' 8" ( 1.63m x 0.81m )

Low level flush w/c, wash hand basin.

### **Landing**

Light up staircase, doors to all of the top floor.

### **Bedroom 1**

11' 3" x 10' ( 3.43m x 3.05m )

Double glazed window to rear, hardwood oak floor, storage cupboard, ceiling light connection, spotlights under cupboards.

### **Bedroom 2**

11' 11" x 8' 10" ( 3.63m x 2.69m )

Double glazed window to front, ceiling light point, central heating radiator, hard wood flooring, fitted cupboards.

### **Bedroom 3**

8' 11" x 8' 5" ( 2.72m x 2.57m )

Double glazed window to rear, ceiling light point, central heating radiator, hard wood flooring.

### **Bathroom**

6' 11" x 6' ( 2.11m x 1.83m )

Double glazed frosted window, vinyl flooring, central heating radiator, ceiling light connection, fully tiled, low level flush w/c, wash hand basin with hot & cold taps and mirror cabinet, bath with shower over.

### **Loft Space**

Access from bedroom 2, boarded, drop down ladders.

### **Front Garden**

Mainly laid to lawn, pathway to front door, steps up to front door, gate to access rear garden.

### **Rear Garden**

Mainly laid to lawn, large wooden shed with brick built base, steps in grass to a built-in slide, rock raised flower bed, fencing for privacy, block paved patio area, gate access to front garden.

### **Parking**

Driveway.





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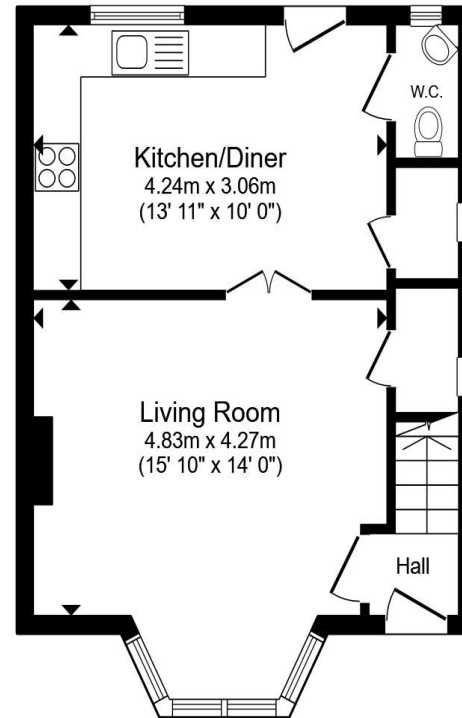
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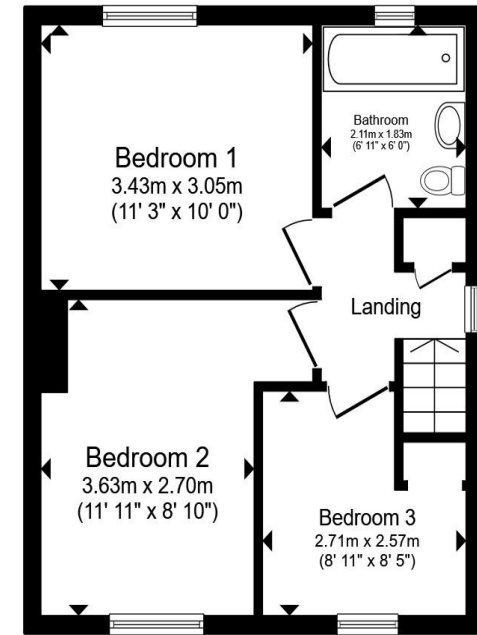
- THREE - BEDROOMS GOOD SIZED
- GROUND FLOOR W/C
- SPACIOUS DRIVEWAY
- GOOD SIZED KITCHEN/DINER
- BEAUTIFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£250,000**



**Ground Floor**



**First Floor**

Total floor area 74.5 m<sup>2</sup> (802 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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**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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