



**Edward Road, Smethwick, B67 6DP**  
**Offers Over £215,000**

**\*\* NO UPWARD CHAIN \*\* THREE BEDROOMS \*\* CLOSE TO AMENITIES AND TRANSPORT LINKS \*\***

Nicholas Humphreys are proud to present this three bedroom terrace property in the popular area of Smethwick. The property briefly comprises, a family lounge, dining room that opens into the kitchen with a ground floor bathroom. On the first floor you will find three bedrooms.

Located in a sought-after area near schools, shops and easy access to the motorway and City Centre. The property is perfect for homeowners or BTL Investors.

## LOUNGE



having double glazed windows, radiator and carpet.

## DINING ROOM



With double glazed windows to rear, radiator, carpet, and door leading to the kitchen.

## KITCHEN



A spacious kitchen with gas hob and oven. The kitchen leads to the downstairs bathroom.

## BATHROOM



With bath tub, WC and basin.

## BEDROOM ONE



Double glazed windows to front, radiator and carpeted.

## BEDROOM TWO



Double glazed windows to rear, radiator and carpeted.

## BEDROOM THREE



Double glazed windows to rear, radiator and carpeted.

## REAR GARDEN



A long garden with paved area leading to a lawn.

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Council Tax Band: A

Local Authority: Sandwell Metropolitan Borough Council.

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage:

See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites:

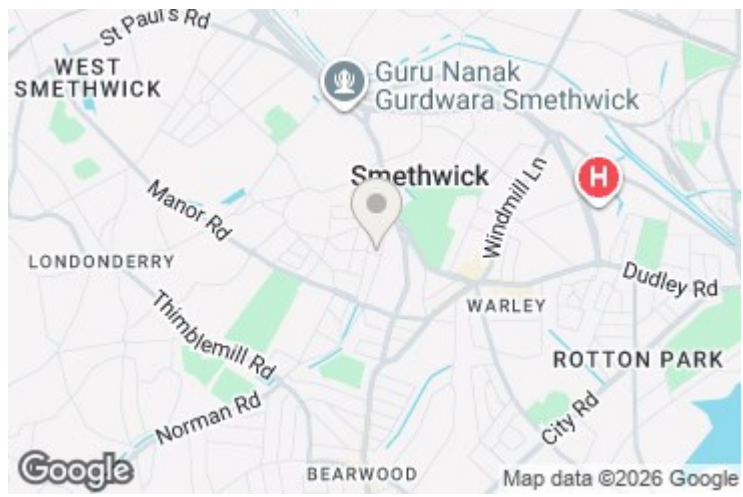
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. The image used of the bathroom is an older image and the details within are to be used as a guide to layout only and condition may vary from what the image depicts, a viewing is essential to satisfy yourself as to the condition of the room.

Nicholas Humphreys Burton are advertising this property on behalf of Nicholas Humphreys in Birmingham, your information and contact details will be forwarded to that office in due course for arranging viewings and ongoing contact.

Draft details awaiting vendor approval and subject to change



Council Tax Band A

Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. **Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

