



Little Moor Hill, SMETHWICK B67 7BG

welcome to

Little Moor Hill, SMETHWICK

*** OFFERED WITH NO UPWARD CHAIN ** EIGHT-BEDROOM DETACHED ** EXPANSIVE & VERSATILE LIVING SPACE ** LARGE KITCHEN ** THREE LARGE LIVING ROOMS ** CONSERVATORY ** TWO WC & THREE BATHROOMS ** CELLAR ** DRIVE & PARKING FOR 6/8 CARS ** LARGE REAR GARDEN ** PRIME LOCATION ***

Agent Note

This property is council tax band E.
NO CHAIN.

Entrance Porch

Double doors into porch, front door into hall 1.

Hall 1

Door to living room 1, 2, & 3, and w/c, storage cupboard, and door to hall 2.

Living Room 1

14' 2" including bay. x 13' 5" (4.32m including bay. x 4.09m)
Bay window.

Living Room 2

19' 11" excluding bay. x 14' 2" (6.07m excluding bay. x 4.32m)
Bay window.

Living Room 3

14' 2" including bay. x 13' 5" (4.32m including bay. x 4.09m)
Bay window.

W/C

Low level flush w/c, wash hand basin.

Hall 2

Stairs to first floor, entrance to hall 3.

Hall 3

Door to kitchen & door to rear garden.

Kitchen

24' 3" x 12' 3" (7.39m x 3.73m)
Kitchen in 2 parts. Window, tiling to floor, wooden

panelling, range of wall & base units, access to laundry room.

Laundry Room

12' 3" x 8' 1" (3.73m x 2.46m)
Access to utility, conservatory & garage.

Utility Room

8' 8" x 5' 11" (2.64m x 1.80m)
Window, meter supply, worktop bench.

Conservatory

14' x 12' 2" (4.27m x 3.71m)
Double glazed window & door.

Garage

31' 3" x 8' 1" (9.53m x 2.46m)
Access to store.

Store

Water supply.

Landing

Doors to bedrooms 1, 5, & 6, access to hallway 1, stairs to second floor.

Bedroom 1

20' x 14' 2" (6.10m x 4.32m)
Window

Bedroom 5

14' 3" x 11' 11" (4.34m x 3.63m)
Window & door to balcony.

Bedroom 6

13' 5" x 7' 10" (4.09m x 2.39m)
Window.





Hallway 1

Doors to bedroom 4, w/c, & shower room, access to hallway 2.

Bedroom 4

13' 7" excluding bay window. x 12' 2" (4.14m excluding bay window. x 3.71m)
Bay window.

W/C

Low level flush w/c, wash hand basin.

Shower Room

Shower cubicle, wash hand basin.

Hallway 2

Storage cupboard, doors to bathroom & bedroom 7.

Bathroom

Bath & wash hand basin.

Bedroom 7

12' 3" x 8' 2" (3.73m x 2.49m)
Window.

Landing 2nd Floor

Doors to bedrooms 2 & 3, study, & shower room.
Skylight window.

Bedroom 2

14' 4" x 12' 7" (4.37m x 3.84m)
Bay window.

Bedroom 3

14' 4" x 11' 11" (4.37m x 3.63m)
Window & door to balcony.

Shower Room

Shower cubicle, wash hand basin & low level flush w/c.

Bedroom 8

9' 2" x 7' 1" (2.79m x 2.16m)
Window & skylight.

Front Garden

Large tarmac driveway, steps up to porch.

Rear Garden

Large rear garden, fencing and trees for privacy, patio area with lean to over, steps up to lawn area, metal stairs to all floors with balcony access (bedrooms 3 & 5).

Parking

Driveway for 6-8 cars.



view this property online shipways.co.uk/Property/HBN112275



welcome to

Little Moor Hill, SMETHWICK

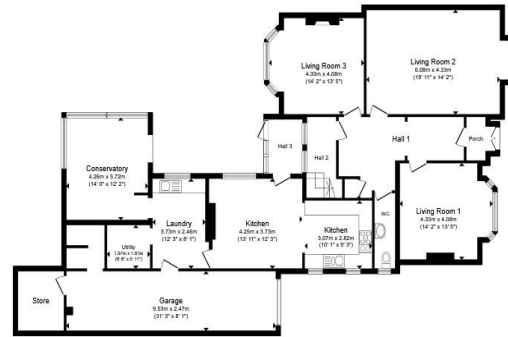
- NO CHAIN.
- Eight Bedrooms.
- Detached Property.
- Welcoming large entrance hall.
- Spacious Reception Rooms; First two being bay fronted.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£750,000



Ground Floor



First Floor



Second Floor

Total floor area 345.6 m² (3,720 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



view this property online shipways.co.uk/Property/HBN112275



Property Ref:
HBN112275 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk