

Offers Over £270,000

Jayman  
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Estate Agents



Smithy Lane

, WS13 7BD

# Smithy Lane, , WS13 7BD

Jayman offer for sale this superbly presented, recently renovated three bedroom terrace property on Smithy Lane. \*Redecorated throughout with new carpets\* \*Spacious accommodation walking distance to city centre\*

## Summary

An extremely well presented three bedroom terrace property that has been redecorated throughout and had new carpets installed throughout. Featuring entrance porch, full length living room / diner, fitted modern kitchen with door to garden and to garage. Three good sized bedrooms and modern fitted bathroom. With garage and rear garden. (floor plan to follow)

## Porch

Enclosed porch with door to living room.

## Lounge / Diner 21'2" x 11'1" (6.46 x 3.4)

Spacious open plan living room / diner with bow window to fore, feature fireplace, doors to rear garden, door to kitchen and stairs to first floor.

## Kitchen 7'2" x 10'0" (2.2 x 3.05)

Modern fitted kitchen with a range of storage cupboards, sink and drainer. Door leading to rear garden and to garage.

## Garage 15'8" x 7'6". (4.8 x 2.3.)

## First floor

Landing with doors leading to;

## Bedroom 1 8'11" x 8'10" (2.73 x 2.7)

Double bedroom with built in sliding wardrobes and wardrobe to fore.

## Bedroom 2 11'1" x 8'1" (3.4 x 2.48)

With window to rear.

## Bedroom 3 7'5" x 9'10" (min) (2.27 x 3 (min))

## Bathroom

With suite comprising of bath with shower above, wash hand basin and WC,

## Garden

With patio and lawned area with access via locked fence gate to passage way leading to front of property for waste bins.

## Like it? We can help you buy it!

Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as possible.

Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.

## Disclaimer and AML checks

### MONEY LAUNDERING REGULATIONS

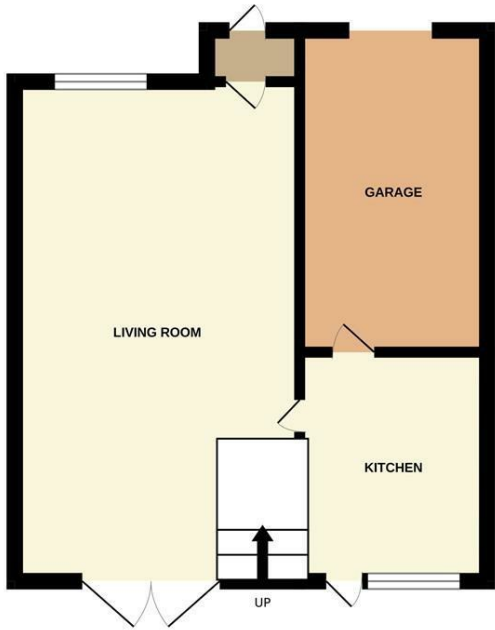
Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

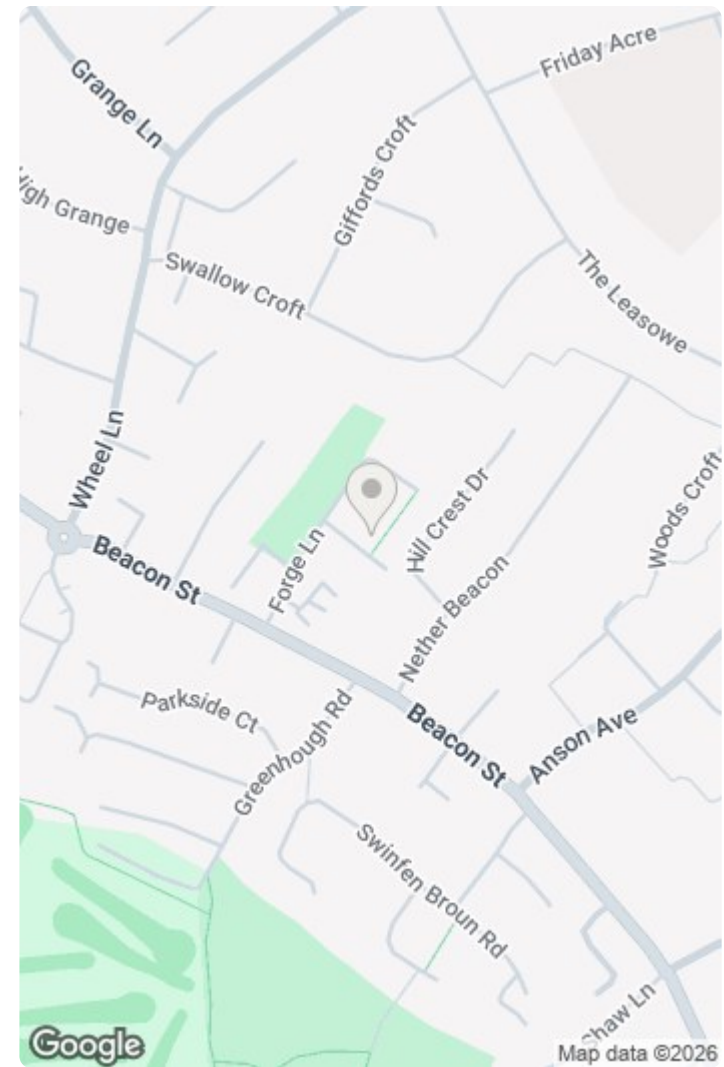
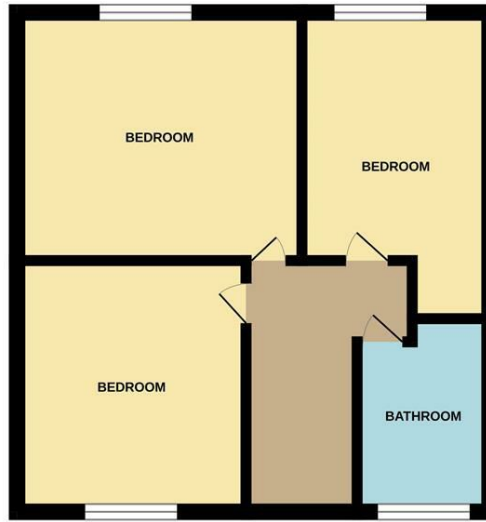


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
101-120 A			101-120 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
0 G			0 G		
For energy efficient - higher running costs			For environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 72, Target 87. Environmental Impact (CO<sub>2</sub>) Rating: Current G, Target A.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

