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For Sale

offers over **£115,000**



Herbert James Close Smethwick B66 4TF

Prime Properties in Smethwick Discover this spacious two-bedroom ground floor apartment on Herbert James Cl, proudly brought to you by Connells Bearwood. Perfect for first time buyers, commuters, or investors looking for a well-connected home in a popular location. Contact Us Today 0121 420 3611.*

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Entry/Hallway

Bedroom One

Features a double-glazed window and ceiling light point above, with a radiator positioned beneath. The room is decorated with neutral-coloured walls and fitted carpets.

Bedroom Two

Features a double-glazed window and ceiling light point above, with a radiator positioned beneath. The room is decorated with neutral-coloured walls and fitted carpets.

Bathroom

Features a well-proportioned bathroom, fitted with a white suite comprising a low-level WC, wash hand basin, and a panelled bath with shower attachment and glass screen.

The walls are partially tiled with white tiles around the bath area, complemented by neutral wall décor, finished with dark flooring. With a window allowing natural light with a radiator positioned underneath.

Lounge/Kitchen

The property benefits from a modern fitted kitchen, comprising a range of sleek cream high-gloss wall and base units with complementary work surfaces. The kitchen is equipped with an integrated oven and gas hob with extractor hood above, along with a washer/dryer and a fridge/freezer.

The kitchen area is further complemented by neutral wall décor and wood-effect flooring, while the open-plan living and dining space is finished with neutral décor and fitted carpeting, creating a comfortable and inviting environment

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

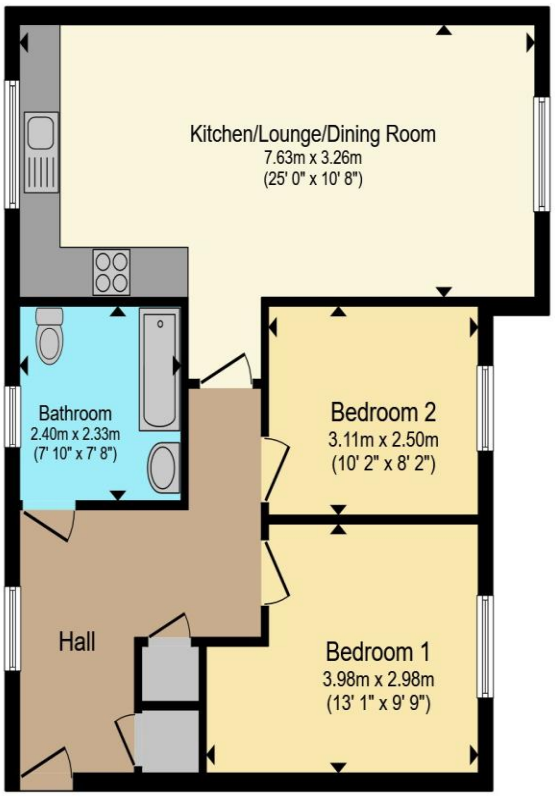












Total floor area 63.5 m² (683 sq.ft.) approx

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





To view this property please contact Connells on

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122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Property Ref: BEA312814 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1413.96

Ground Rent: 180.00

view this property online
connells.co.uk/Property/BEA312814

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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