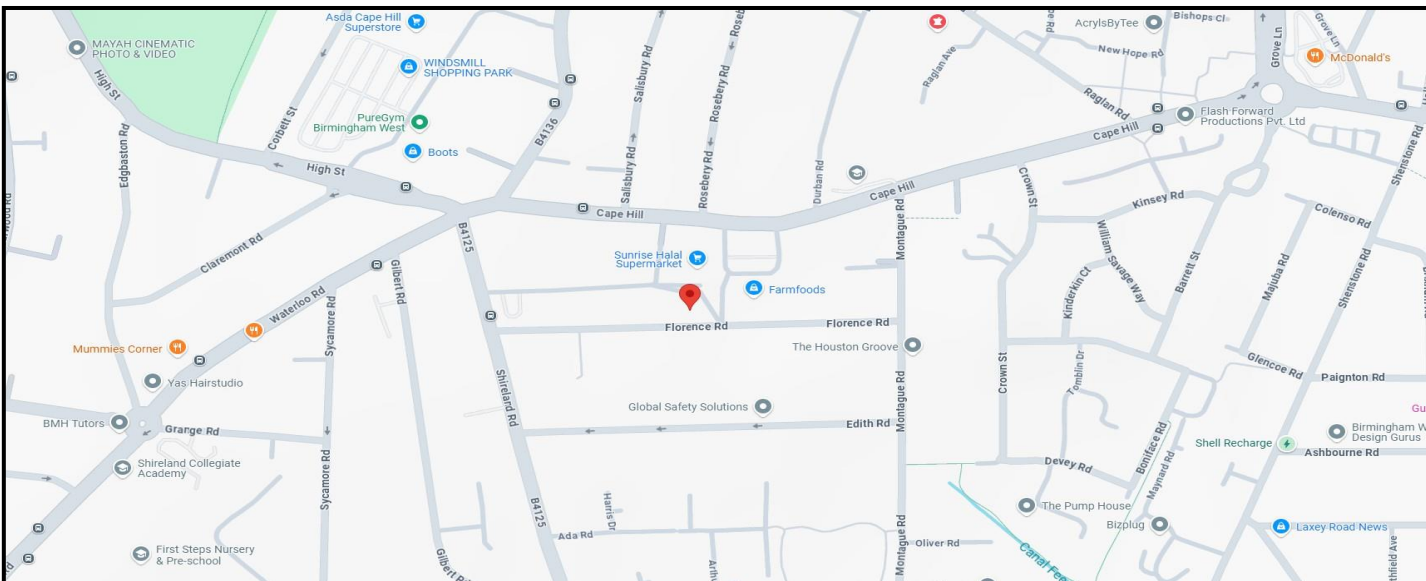




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		79 C	83 B



Florence Road, Smethwick, West Midlands, B66 4QT

Offers in Excess of £525,000

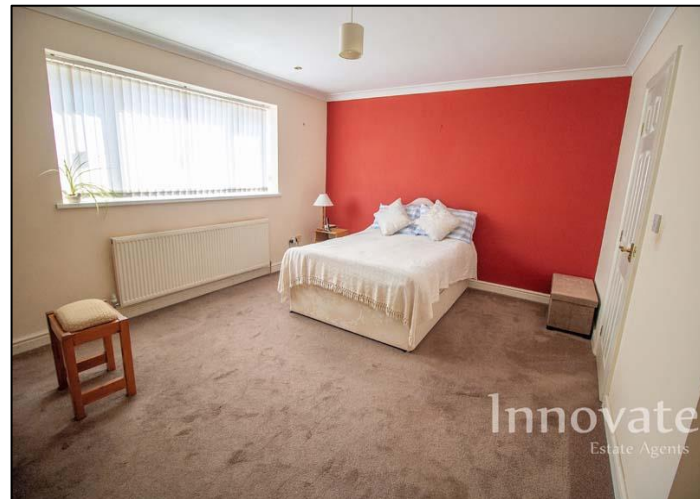
****VIEWING HIGHLY RECOMENDED**** Innovate Estate Agents are delighted to present this SEVEN BEDROOM DETACHED FAMILY HOME situated in Smethwick. The property boasts a FRONT DRIVEWAY allowing OFF ROAD PARKING, front entrance porch, entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, downstairs shower room, GARAGE, first floor family bathroom, TWO EN-SUITE SHOWER ROOMS, second floor bathroom, rear garden, double glazing and gas central heating throughout. Thanks to its sought after location the property had easy commute to a range of day to day amenities, educational facilities and transport links such as Shireland Collegiate Academy, Shireland Hall Primary Academy, The Cape Primary School, Windmill Shopping Centre, Victoria Park, Smethwick Rolfe Street Train Station and M5 (Junction 1). EPC Rating: C. Council Tax Band: E. Admin Fees May Apply.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Plascom One Ltd as Innovate Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Plascom One Ltd trading as Innovate Estate Agents or the vendors.

Equipment: Plascom One Ltd trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Approach	The property is approached via a crete print front driveway allowing off road parking leading to front entrance door, garage door and side gate providing access to rear garden.
Front Entrance Porch	Having ceiling light point, power points, gas central heating radiator, tiled flooring and double doors leading into entrance hallway.
Entrance Hallway	Having ceiling spotlights, ceiling light point, power points, gas central heating radiator, wood flooring, doors leading into both reception rooms, downstairs shower room, fitted kitchen and garage and stairs rising to first floor landing.
Lounge	22' 8" x 14' 7" (6.91m x 4.45m) Having ceiling spotlights, ceiling light points, wall light points, power points, two gas central heating radiators, double glazed bay window to front elevation, feature fireplace with decorative surround and double doors leading into dining room.
Dining Room	11' 2" x 14' 9" (3.40m x 4.50m) Having ceiling spotlights, ceiling light point, power point, gas central heating radiator, door leading into fitted kitchen, wood effect laminate flooring and double glazed French doors leading to rear garden.
Fitted Kitchen	11' 2" x 15' 4" (3.40m x 4.67m) Having ceiling spotlights, ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, integrated five ring gas hob with cooker hood above and oven below, integrated fridge/freezer, tiling to splash prone areas, tiled flooring and door to side leading to rear garden.
Downstairs Shower Room	Having ceiling spotlights, gas central heating radiator, obscure double glazed window to side elevation, walk in shower with electric shower and shower head attachment, pedestal hand wash basin with mixer tap, low level W.C, tiling to walls and floor.
First Floor Landing	Having ceiling spotlights, ceiling light point, power points, gas central heating radiator, obscure double glazed window to side elevation, doors leading into bedrooms one to four and family bathroom and stairs rising to second floor landing.
Bedroom One	12' 5" x 15' 6" (3.78m x 4.72m) Having ceiling spotlights, ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and door leading into en-suite shower room.
En-Suite Shower Room	Having ceiling spotlights, ceiling light point, gas central heating radiator, suite comprises of shower cubicle with thermostatic shower and shower head attachment, pedestal hand wash basin with mixer tap, low level W.C, tiling to walls and wood effect laminate flooring.
Bedroom Two	11' 3" x 14' 8" (3.43m x 4.47m) Having ceiling spotlights, ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, wood effect laminate flooring and door leading into en-suite shower room.
En-Suite Shower Room	Having ceiling spotlights, ceiling light point, gas central heating radiator, suite comprises of shower cubicle with thermostatic shower and shower head attachment, pedestal hand wash basin with mixer tap, low level W.C, tiling to walls and wood effect laminate flooring.
Bedroom Three	11' 3" x 15' 5" (3.43m x 4.70m) Having ceiling spotlights, ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to rear elevation.
Bedroom Four	11' 2" x 14' 9" (3.40m x 4.50m) Having ceiling spotlights, ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Bathroom	Having ceiling spotlights, ceiling light point, gas central heating radiator, obscure double glazed window to side elevation, bathroom suite comprises of corner bath with shower mixer tap, pedestal hand wash basin with mixer tap, low level W.C, tiling to walls and floor.
Second Floor Landing	Having ceiling light point, ceiling spotlights, power points, gas central heating radiator, doors leading into bedrooms five to seven and bathroom.
Bedroom Five	10' 2" x 14' 8" (3.10m x 4.47m) Having ceiling light point, power points, gas central heating radiator, double glazed window to side elevation, velux window, storage in eaves.
Bedroom Six	10' 2" x 15' 7" (3.10m x 4.75m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation.
Bedroom Seven	14' 7" x 12' 8" (4.45m x 3.86m) Having ceiling light point, power points, gas central heating radiator, double glazed windows to front and side elevations.
Bathroom	Having ceiling light point, gas central heating radiator, velux window, bathroom suite comprises of panel bath with thermostatic shower and shower head attachment above, pedestal hand wash basin with hot and cold water taps, low level W.C, tiling to walls and linoleum flooring.
Rear Garden	The rear of the property comprises of paved patio area laid to lawn and fencing to its perimeters.
Garage	