

For Sale

£120,000



Cape Hill Smethwick B66 4SJ

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Entry/Hallway

Bedroom One

This bedroom benefits from a double-glazed window, allowing plenty of natural light to fill the space. Finished with crisp white walls and brown carpet flooring, it offers a neutral and comfortable setting.

Radiator located underneath the window.

En-Suite

A bright and compact bathroom featuring a glass-enclosed shower, sink WC. Finished in crisp white with dark tiled style flooring, the space benefits from a frosted window for natural light and privacy

Bedroom Two

This bedroom benefits from a double-glazed window, allowing plenty of natural light to fill the space. Finished with crisp white walls and brown carpet flooring, it offers a neutral and comfortable setting. Radiator located underneath the window.

Bathroom

Main bathroom featuring white tiled walls around the bath and sink area. Includes a bath, hand basin, and toilet. A frosted window provides natural light while maintaining privacy.

Living/Dining Room

This dual-purpose open plan living and dining area features two radiators, one front facing window and double doors also front facing allowing plenty of natural light and fresh air. Decorated with crisp white walls and brown carpets.

Kitchen

The kitchen features matching wall and base units, space for washing machine and fridge. Double doors located in kitchen also adding to the natural light and fresh air from the living/dining room area.

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.





To view this property please contact Connells on

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122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Property Ref: BEA312586 - 0010

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2000.00

Ground Rent: 250.00

view this property online
connells.co.uk/Property/BEA312586

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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.

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