

For Sale

£175,000



The Saddles Crocketts Lane Smethwick B66 3DJ

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The Saddles Crocketts Lane Smethwick B66 3DJ

Entrance Hall

Having built-in storage, ceiling light point, electric storage radiator, and access unto;

Bedroom Two

Having a double-glazed window, exposed brick, ceiling light point, electric storage heater, and carpeted floor.

Kitchen/Lounge/Dining Room

Having three large double-glazed windows allowing in plenty of light, ceiling light points, carpeted floor in the living/dining area, electric storage heater, fitted kitchen with a range of wall and base units, integrated electric oven and four ring electric hob, integrated dish washer, cookerhood, tiled flooring in the kitchen area, plumbing for washing machine, and sink with drainer and mixer tap.

Bedroom One

Having a large double-glazed window, ceiling light point, electric storage heater, and carpeted floor.

Bathroom

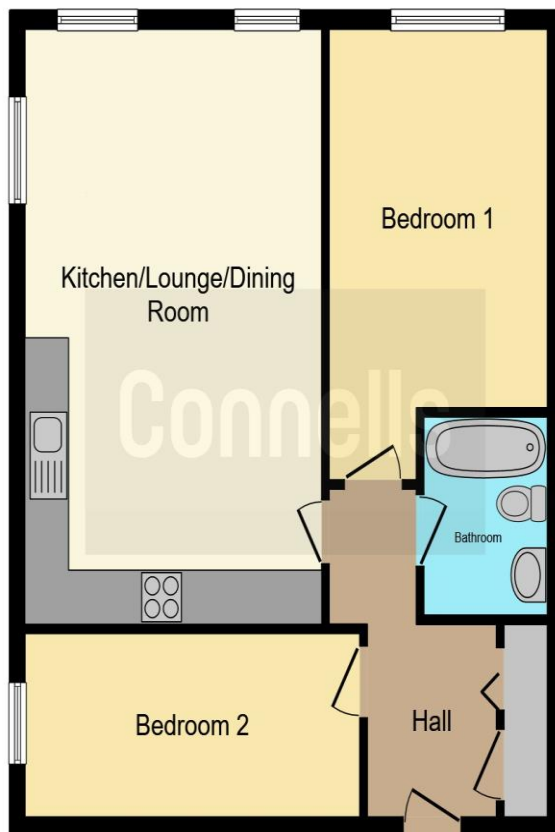
Part tiled walls, tiled floor, low level W.C, hand wash basin, bath with overhead shower and mixer tap, and ceiling light point.

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.







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

To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA311753 - 0005

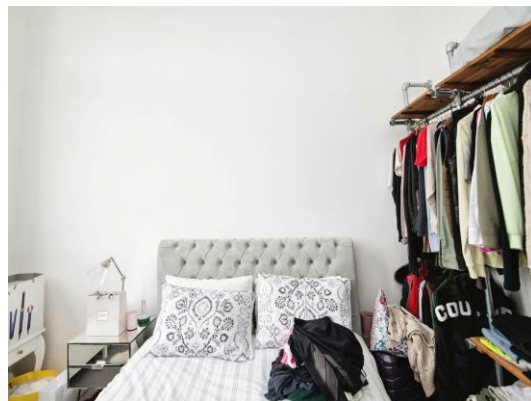
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 24000.00

Ground Rent: 250.00

view this property online
connells.co.uk/Property/BEA311753

This is a Leasehold property with details as follows; Term of Lease 130 years from 30 Jun 2018. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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