



128 Sabell Road, Smethwick, B67 7PL No offers £160,000

****CASH BUYERS ONLY - PLEASE ASK THE AGENT FOR MORE IMAGES AND INFORMATION****

Goodmove present this two-bedroom mid-terrace home, ideally situated on the popular Sabell Road in Smethwick.

The ground floor briefly comprises a lounge to the front elevation, featuring excellent natural light and ample space for both relaxing and entertaining. To the rear is a good size dining room, with access through to the fitted kitchen, which offers a range of storage and workspace.

To the first floor, the property benefits from two well-sized bedrooms, including a spacious principal bedroom and a second bedroom ideal for children, guests, or home office use. The family bathroom is also located on the first floor.

Externally, the property enjoys a traditional terraced setting within easy reach of local amenities, schools, transport links, and commuter routes into Birmingham City Centre and surrounding areas.

Sabell Road is conveniently positioned close to local shops, parks, and everyday amenities, while nearby road and rail connections provide excellent access to Birmingham, Bearwood, and the wider West Midlands region.

Early viewing is highly recommended to appreciate the accommodation and potential on offer.

Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Section 21

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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