

Grove.

FIND YOUR HOME



20 Edward Road
Smethwick,
West Midlands
B67 6EP

Offers In The Region Of £170,000

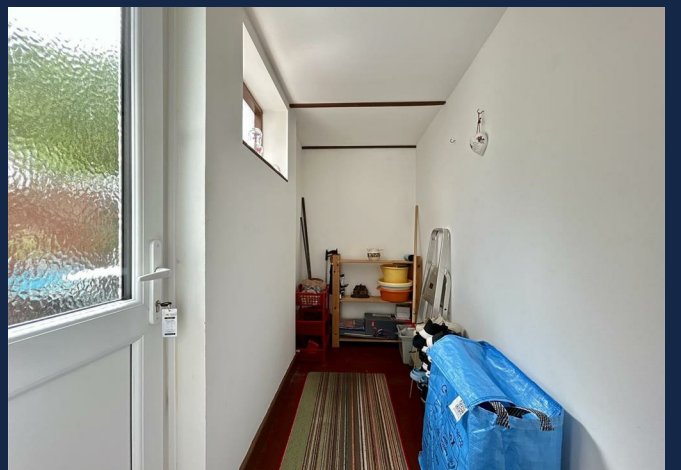
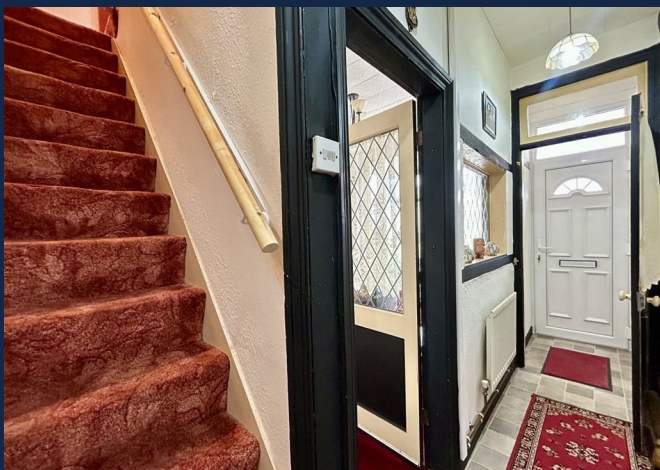


Nestled on the charming Edward Road in Smethwick this home is a great opportunity for first time buyers looking to get onto the property ladder. This property is ideally situated in a community setting conveniently close to Warley Woods, Langley Green train station and a short drive to City Centre Birmingham.

The property comprises of an entrance porch and hall with stairs to the first floor and door into the front reception room. The second reception room is at the heart of the home with door into the kitchen. The garden can be accessed via the store joined to the kitchen. Upstairs are two bedrooms and a family bathroom. The rear garden is easily maintained with patio and stone chippings.

Whether you are a first time buyer, small family or looking to invest, this terraced house on Edward Road is a fantastic choice. With its charming features and prime location, it is sure to attract interest. JH 15/06/2026 EPC=D







Approach

Via a slabbed and stone chipping frontage and hedge, double glazed front door into entrance porch.

Porch

Electric meter and door into entrance hall.

Entrance hall

Window into front reception room, central heating radiator, obscured window into the inner reception room and stairs to first floor accommodation.

Front reception room 18'0" x 8'10" max 7'10" min (5.5 x 2.7 max 2.4 min)

Double glazed bay window to front, central heating radiator, double opening doors to under stairs storage and door into the inner reception room.

Inner reception room 11'1" min 12'1" max x 11'1" (3.4 min 3.7 max x 3.4)

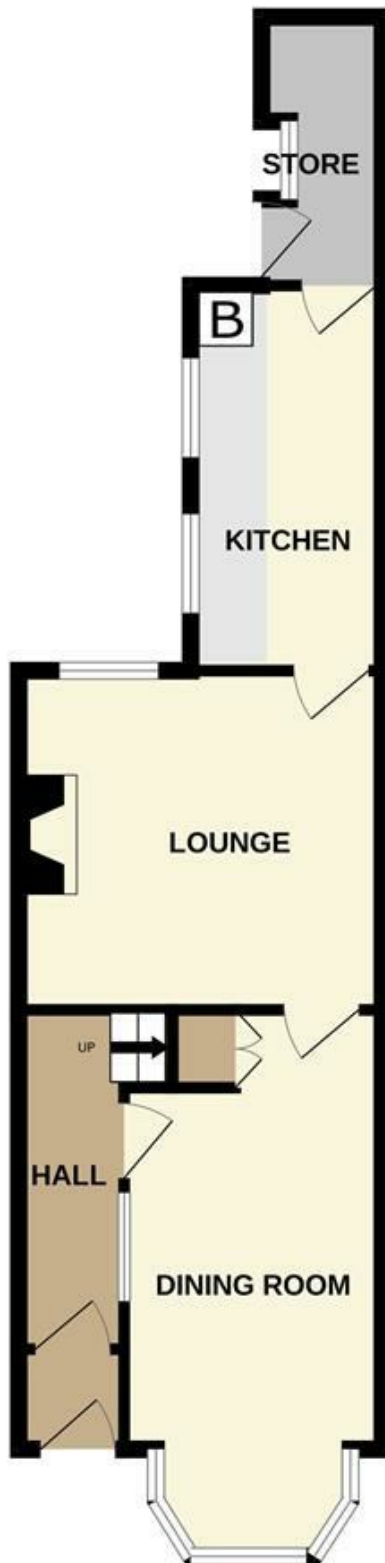
Double glazed window to rear, feature electric fire, central heating radiator, obscured window into the hall, step and door to the kitchen.

Kitchen 6'6" x 12'9" (2.0 x 3.9)

Two double glazed windows to side, central heating radiator, window to rear, base units with work surface over, central heating boiler, oven, gas hob, sink with mixer tap and drainer, space for washing machine. Door into store.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Store 3'7" x 8'10" (1.1 x 2.7)

Double glazed obscured door to side and obscured window to side.

First floor landing

Doors to two bedrooms and bathroom.

Bedroom one 12'1" max 11'1" min x 11'1" (3.7 max 3.4 min x 3.4)

Two double glazed windows to front, central heating radiator, dado rail.

Bedroom two 8'2" min 6'6", 26'2" max x 11'1" (2.5 min 2.8 max x 3.4)

Double glazed window to rear, central heating radiator, built in cupboard with loft access.

Bathroom

Double glazed obscured window to side, double glazed obscured window to rear, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap and bath with shower over.

Rear garden

Slabbed area with steps to a further slabbed pathway via the stone chipping area.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is A

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation

or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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