



## 53 Woodlands Street, Smethwick, B66 3TE Offers In The Region Of £198,000



Genie Homes are pleased to present this well-positioned two-bedroom terraced property on Woodlands Street, Smethwick. Offering excellent potential for first-time buyers, growing families, and investors alike, this home is situated in a popular residential area with convenient access to a wide range of local amenities and transport links.

The property enjoys a highly convenient location, with Victoria Park just a short walk away, providing attractive green open spaces, play areas, and recreational facilities. Commuters are well served by nearby rail connections, including Rolfe Street and Smethwick Galton Bridge stations, offering direct access to Birmingham and surrounding areas. The M5 motorway is also easily accessible, making regional travel straightforward.

Combining everyday convenience with excellent connectivity, this property presents an attractive opportunity in a well-established and increasingly desirable part of Smethwick.



## Property Description

**Porch**  
Porch providing access to the entrance hallway.

**Entrance Hallway**  
Featuring ceiling light point and access to principal rooms.

**Living Room One**  
Ceiling light point and front aspect window providing natural light. 4.3m x 2.5m (14" x 8"3)

**Living Room Two**  
Ceiling light point, rear aspect window, TV point, and stairs leading to the first floor. 3.8m x 3.4m (12"6 x 11"3)

**Kitchen**  
Fitted with a range of white base units, gas cooker point, space for washing machine, sink with drainer, and central heating boiler. Part tiled walls. Rear door and window providing access to the garden. Additional space suitable for a washer/dryer and workshop/storage area. 2.7m x 1.9m (9" x 6"1)

**First Floor Bathroom**  
Comprising panelled bath with shower over, wash hand basin, and low-level WC. Rear aspect window. 2.8m x 1.9m (9"2 x 6"1 )

**Bedroom One**  
Front aspect window and ceiling light point. 3.8m x 3.5m (12"7 x 11"7 )

**Bedroom Two**  
Rear aspect window, ceiling light point, and radiator. 3.5m x 2.6m (11"4 x 8"5)

**Freehold**  
**Vacant**  
**Council Tax A**

## Area Information

Woodlands Street is ideally located in Smethwick, offering excellent access to local amenities and strong transport connections. Victoria Park is just a 5-minute walk away, providing extensive green space with play areas, sports facilities, and open grounds for leisure and community use.

For commuters, Rolfe Street Station is approximately a 10-minute walk, while Smethwick Galton Bridge can be reached in around 15 minutes, offering fast and regular services into Birmingham and beyond. The M5 motorway is also within easy reach, ensuring convenient road links across the region.

A key benefit of the location is its proximity to the new Midland Metropolitan University Hospital, currently under construction less than 10 minutes' walk away. Once completed, it will serve both Sandwell and Birmingham, bringing significant investment, employment opportunities, and improved local infrastructure.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Everyday essentials are well covered, with nearby supermarkets, local shops, and the Windmill Shopping Centre all close at hand. Families are well served by a selection of schools within walking distance, while Bearwood High Street is only a short drive or bus ride away, offering a wide choice of independent shops, cafés, and restaurants.

With its combination of green space, excellent transport links, and major regeneration through the new hospital, Woodlands Street offers a highly convenient location with strong long-term appeal.

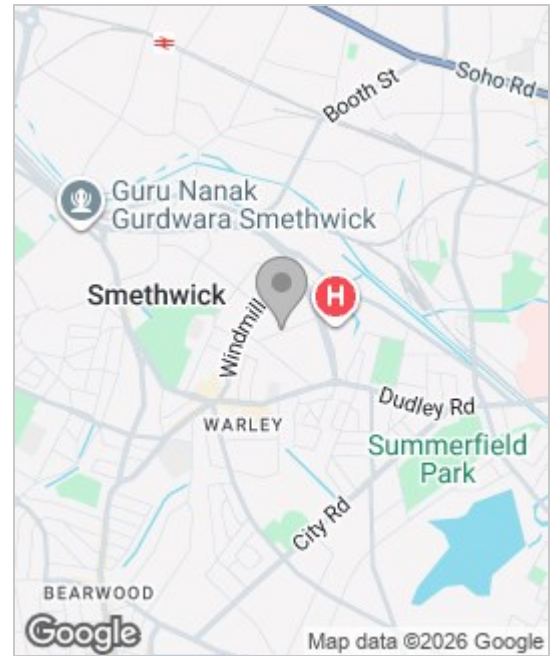
## Disclaimer

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Tenure - Freehold

Possession - Vacant

Viewings - Strictly by appointment through Genie Homes



Total area: approx. 807.6 sq. feet

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			
<b>England &amp; Wales</b>			
			EU Directive 2002/91/EC