

for sale

£220,000 Freehold



Lewisham Road Smethwick B66 2DH

TRADITIONAL MID TERRACED FAMILY HOME with EXCELLENT TRANSPORT LINKS. IDEAL FOR A FIRST TIME BUYER OR BUY TO LET INVESTMENT. Having 3 bedrooms, Lounge, Dining Room, Kitchen, Downstairs Family Bathroom, Rear Garden (Through Gate)

Lewisham Road Smethwick B66 2DH

Living Room

11' 6" x 11' 2" (3.51m x 3.40m)

Dining Room

11' 6" x 10' 11" (3.51m x 3.33m)

Having stairs to 1st Floor

Kitchen

12' 11" x 6' 2" (3.94m x 1.88m)

Inner Hallway

Door to Bathroom

Utility Area

24' 10" x 6' 4" (7.57m x 1.93m)

door to rear garden

Downstairs Family Bathroom

On The First Floor

Landing

Bedroom One

11' 1" x 13' 8" (3.38m x 4.17m)

Bedroom Two

10' 11" x 10' 7" (3.33m x 3.23m)

Bedroom Three

12' 1" x 6' 4" (3.68m x 1.93m)

Outside

To Rear

Garden (via Gate & Alleyway)

having patio area and lawn



Agents Notes

Title WM540633 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property has the right to use existing paths, water pipes, and drainage systems that run through neighbouring land.

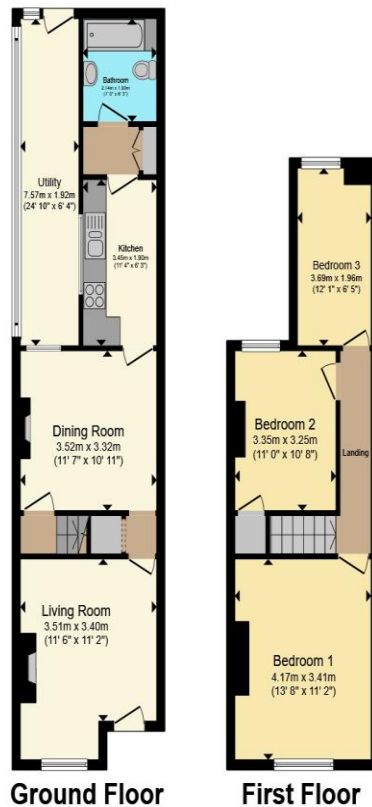
The property benefits from 'rights of light and air', meaning neighbours cannot easily block the windows, and 'rights of support', meaning the building can rely on neighbouring structures for stability.

The property is subject to similar rights for neighbours, allowing them to use paths or pipes on this land, provided they contribute to the cost of repairs.

Neighbours have the specific right to build on or develop their own land even if it reduces the amount of light or air reaching this property.

Private Right of Way - Rear Exit to Garden - 'There is an easement on the title. Your conveyancer can take the necessary steps to advise'





Total floor area 89.8 m² (966 sq.ft.) approx

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.propertybox.io



To view this property please contact Paul Dubberley on

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Property Ref: PTI105098 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI105098



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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