



Little Moor Hill, SMETHWICK B67 7BG

welcome to

Little Moor Hill, SMETHWICK

*** OFFERED WITH NO UPWARD CHAIN ** EIGHT-BEDROOM DETACHED ** EXPANSIVE & VERSATILE LIVING SPACE ** LARGE KITCHEN ** THREE LARGE LIVING ROOMS ** CONSERVATORY ** TWO WC & THREE BATHROOMS ** CELLAR ** DRIVE & PARKING FOR 6/8 CARS ** LARGE REAR GARDEN ** PRIME LOCATION ***

Agent Note

This property is council tax band E.
NO CHAIN.

Entrance Porch

Double doors into porch, front door into hall 1.

Hall 1

Door to living room 1, 2, & 3, and w/c, storage cupboard, and door to hall 2.

Living Room 1

14' 2" including bay. x 13' 5" (4.32m including bay. x 4.09m)
Bay window.

Living Room 2

19' 11" excluding bay. x 14' 2" (6.07m excluding bay. x 4.32m)
Bay window.

Living Room 3

14' 2" including bay. x 13' 5" (4.32m including bay. x 4.09m)
Bay window.

W/C

Low level flush w/c, wash hand basin.

Hall 2

Stairs to first floor, entrance to hall 3.

Hall 3

Door to kitchen & door to rear garden.

Kitchen

24' 3" x 12' 3" (7.39m x 3.73m)
Kitchen in 2 parts. Window, tiling to floor, wooden panelling, range of wall & base units, access to

laundry room.

Laundry Room

12' 3" x 8' 1" (3.73m x 2.46m)
Access to utility, conservatory & garage.

Utility Room

8' 8" x 5' 11" (2.64m x 1.80m)
Window, meter supply, worktop bench.

Conservatory

14' x 12' 2" (4.27m x 3.71m)
Double glazed window & door.

Garage

31' 3" x 8' 1" (9.53m x 2.46m)
Access to store.

Store

Water supply.

Landing

Doors to bedrooms 1, 5, & 6, access to hallway 1, stairs to second floor.

Bedroom 1

20' x 14' 2" (6.10m x 4.32m)
Window

Bedroom 5

14' 3" x 11' 11" (4.34m x 3.63m)
Window & door to balcony.

Bedroom 6

13' 5" x 7' 10" (4.09m x 2.39m)
Window.

Hallway 1

Doors to bedroom 4, w/c, & shower room, access to





hallway 2.

Bedroom 4

13' 7" excluding bay window. x 12' 2" (4.14m excluding bay window. x 3.71m)
Bay window.

W/C

Low level flush w/c, wash hand basin.

Shower Room

Shower cubicle, wash hand basin.

Hallway 2

Storage cupboard, doors to bathroom & bedroom 7.

Bathroom

Bath & wash hand basin.

Bedroom 7

12' 3" x 8' 2" (3.73m x 2.49m)
Window.



Landing 2nd Floor

Doors to bedrooms 2 & 3, study, & shower room.
Skylight window.

Bedroom 2

14' 4" x 12' 7" (4.37m x 3.84m)
Bay window.

Bedroom 3

14' 4" x 11' 11" (4.37m x 3.63m)
Window & door to balcony.

Shower Room

Shower cubicle, wash hand basin & low level flush w/c.

Bedroom 8

9' 2" x 7' 1" (2.79m x 2.16m)
Window & skylight.

Front Garden

Large tarmac driveway, steps up to porch.

Rear Garden

Large rear garden, fencing and trees for privacy, patio area with lean to over, steps up to lawn area, metal stairs to all floors with balcony access (bedrooms 3 & 5).

Parking

Driveway for 6-8 cars.



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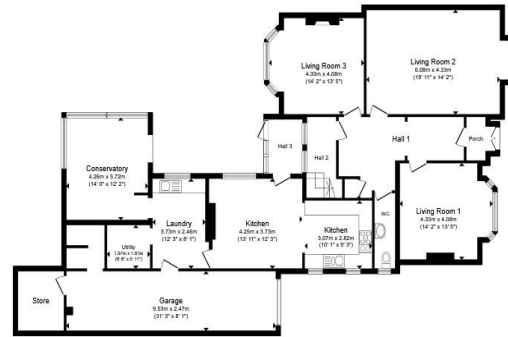
- NO CHAIN.
- Eight Bedrooms.
- Detached Property.
- Welcoming large entrance hall.
- Spacious Reception Rooms; First two being bay fronted.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£850,000



Ground Floor



First Floor



Second Floor

Total floor area 345.6 m² (3,720 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



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