

For Sale

£120,000 Leasehold



## Francis Road Smethwick B67 7HU

- Energy Rating: C
- TOWN HOUSE
- TWO BEDROOMS
- ON STREET PARKING
- POPULAR LOCATION



# Property Details

## Ground Floor

### Hallway

Hallway with stairs leading up to the First Floor of the property.

### First Floor

#### Lounge

A well-proportioned reception room featuring a front-facing window that provides natural light to the space. The room includes a central ceiling light point, radiator, and neutral wall décor with a patterned feature wall. Fitted carpet flooring completes the room, offering a comfortable and inviting living area.

#### Kitchen

A functional kitchen fitted with a range of wall and base units providing ample storage. The room includes a stainless-steel sink with drainer beneath a rear-facing window, tiled splashbacks, and space for essential appliances. A built-in oven and gas hob with extractor hood are also integrated,

#### Bedroom One

A generously sized double bedroom featuring a window that provides natural light to the space. The room includes a central ceiling light point, radiator, and a patterned feature wall adding character. Finished with wood-style flooring.

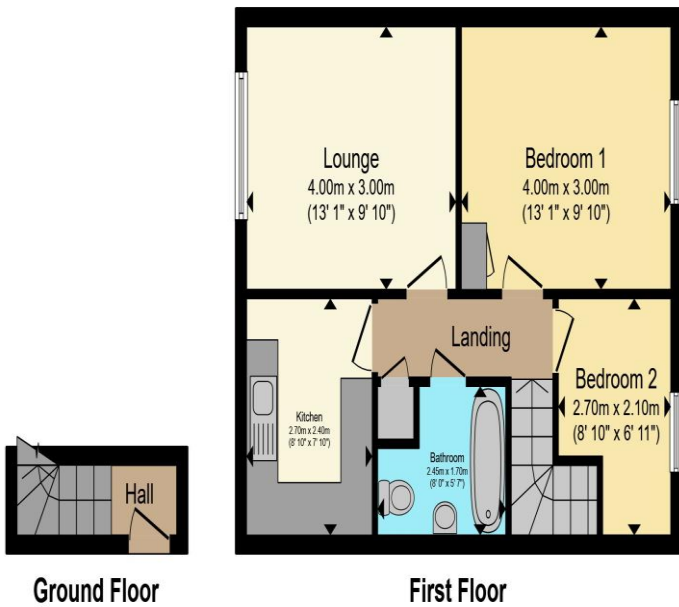
#### Bedroom Two

Second bedroom featuring a window that provides natural light to the room, includes a ceiling light point, Decorated sage green walls and wooden-style flooring.

#### Bathroom

A functional bathroom comprising a fitted bath, pedestal wash basin, and low-level WC. The room includes neutral-coloured walls, tiled splashback above the basin, and a window providing natural light whilst maintaining privacy.





Total floor area 49.4 m<sup>2</sup> (532 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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Property Ref: BEA312034 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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