

# Grove.

FIND YOUR HOME



140 Norman Road  
Smethwick,  
West Midlands  
B67 5PA

Offers In The Region Of £290,000



**NO UPWARD CHAIN.** Located on the popular Norman Road in Smethwick, this well-presented three-bedroom semi-detached home offers generous and versatile living space, making it ideal for families or those in need of additional room.

The property welcomes you with a charming entrance porch, leading into a bright and spacious lounge. To the rear, there is a well-equipped kitchen and a garden room, perfect for dining or relaxing while overlooking the outdoor space. A standout feature is the second reception room, which benefits from its own en-suite—offering flexibility to be used as a fourth bedroom, guest suite, or home office.

Upstairs, the home comprises three comfortable bedrooms and a modern family shower room, providing practical and well-arranged accommodation for day-to-day living.

Externally, the property enjoys a private courtyard garden that offers a low-maintenance outdoor space, with the added benefit of direct access to a garage, ideal for parking or extra storage.

This delightful home is well-located for access to local schools, shops, and excellent transport links, making it a superb opportunity for a range of buyers. V3 25/3/2026 JE EPC=C







#### Approach

Via block paved driveway, stone chipping bed with shrubs, access to garage, step to double glazed door.

#### Entrance porch 13'1" x 5'2" (4.0 x 1.6)

Two double glazed windows to front, double glazed window to side, spotlights to ceiling, door to reception room and lobby.

#### Lobby

Giving access to storage cupboard and lounge.

#### Lounge 12'9" max into bay 11'9" min x 12'5" (3.9 max into bay 3.6 min x 3.8)

Double glazed bay window to front, central heating radiator, feature fire with hearth and surround, built in storage cupboards, door to kitchen and door to stairs.

#### Kitchen 12'5" x 9'10" (3.8 x 3.0)

Double glazed window to rear, central heating radiator, matching wall and base units, complementary surfaces over, tiled splashbacks, four ring gas hob and oven, extractor, one and a half bow stainless steel sink with mixer tap, space for washer, space for fridge, door to pantry and garden room.,

#### Garden room 10'5" x 11'5" (3.2 x 3.5)

Double glazed double doors to rear, tiled floor, electric radiator, base units, velux skylight, door to inner lobby.







Inner lobby  
Door to downstairs w.c.

Downstairs w.c.  
Low level flush w.c., wash hand basin, tiled splashbacks.

Reception room/fourth bedroom 14'9" x 11'9" max 9'2" min (4.5 x 3.6 max 2.8 min)  
Double glazed window to front, electric radiator, coving to ceiling, door to shower room.

Shower room  
Spotlights to ceiling, electric radiator, pedestal wash hand basin with mixer tap, low level flush w.c., part tiled walls.

First floor landing  
Double glazed window to side, access to loft.

Bedroom one 10'2" x 9'10" max 5'6" min including wardrobes (3.1 x 3.0 max 1.7 min including wardrobes)  
Double glazed window to rear, central heating radiator, matching fitted wardrobes.

Bedroom two 13'1" max into bay 11'9" min x 8'6" max 6'10" min (4.0 max into bay 3.6 min x 2.6 max 2.1 min)  
Double glazed window to front, central heating radiator.

Bedroom three 6'6" x 8'2" max 4'11" min (2.0 x 2.5 max 1.5 min)  
Double glazed window to front, central heating radiator, storage cupboard.

Shower room  
Double glazed obscured window to rear, wash hand basin with mixer tap and storage beneath, low level flush w.c., fitted cupboards, vertical towel radiator.

Rear garden  
Stone chipping patio area, plant bed borders, door to garage.

Garage 24'11" x 9'6" (7.6 x 2.9)  
Having lighting and electrics.

Tenure  
References to the tenure of a property are based on

GROUND FLOOR



FIRST FLOOR



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.  
Made with Metropix ©2025

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 C

#### 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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.