

For Sale

£130,000



The Saddles Crocketts Lane Smethwick B66 3DJ

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Private Entrance Door Leads To

Hallway

Carpeted stairs rising to mezzanine, laminate style flooring and doors to:

Kitchen

Beautifully fitted with a range of matching wall and base units, wooden effect work surfaces, stainless steel 1/2 bowl sink drainer, with mixer tap, integrated electric oven with 4 ring electric hob and extractor over, space for upright fridge freezer, tiled floor and open plan into:

Living Area

Rear aspect window, exposed brickwork, wall mounted electric heater, laminate style flooring.

Bathroom

From the hallway, a stylishly fitted white suite comprising panelled bath with shower over and half screen, low flush WC, pedestal wash hand basin, partly tiled wall surround, tiled floor, electric ladder style radiator.

Mezzanine Bedroom

With exposed brickwork adding to the beautiful character of the property, fitted carpet, 2 Velux style windows, sloping ceiling, wall mounted electric heater.

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Property Ref: BEA313074 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1060.00

Ground Rent: 250.00

view this property online
connells.co.uk/Property/BEA313074

This is a Leasehold property with details as follows; Term of Lease 130 years from 30 Jun 2018. 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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