



Astbury Avenue, SMETHWICK B67 6JB

welcome to

Astbury Avenue, SMETHWICK

*** POPULAR LOCATION *** CLOSE TO LOCAL AMENITIES *** COMMUTABLE TO METROPOLITAN HOSPITAL *** THREE BEDROOM HOME *** NEWLY REFURBISHED *** FRONT AND REAR GARDENS *** FAMILY BATHROOM ***

Agent Note

This property is council tax band A.

Entrance Hall

Radiator.

Downstairs W/C

Double glazed frosted window to front, heated towel rail, tiled walls & floor, low level flush w/c, wash hand basin with mixer tap.

Lounge

14' into bay. x 13' (4.27m into bay. x 3.96m)
Double glazed bay window to front, radiator.

Kitchen

13' x 9' 1" (3.96m x 2.77m)
Double glazed window & frosted door to rear, radiator, space for dining table, tiled splash-back, stainless steel sink & drainer, integrated oven, gas hob, extractor hood, range of wall & base units with worktops over.

Landing

Loft access.

Bedroom 1

11' 1" x 8' 8" (3.38m x 2.64m)
Double glazed window to front, radiator.

Bedroom 2

13' x 9' 1" (3.96m x 2.77m)
Double glazed window to rear, radiator.

Bedroom 3

8' 1" x 8' 1" (2.46m x 2.46m)
Double glazed window to front, radiator, built in storage.

Bathroom

Double glazed frosted window to rear, heated towel rail, walk in shower, low level flush w/c, wash hand basin over unit with mixer tap, tiled walls & floor.

Front Garden

Patio & lawn area, potential for off road parking with correct permissions & work.

Rear Garden

Enclosed, patio, steps to lawn, gate to pathway to side.





view this property online shipways.co.uk/Property/HBN111991



welcome to

Astbury Avenue, SMETHWICK

- Popular Location
- Close to local amenities
- Commutable to Metropolitan Hospital
- Three bedroom home
- Newly refurbished

Tenure: Freehold EPC Rating: D

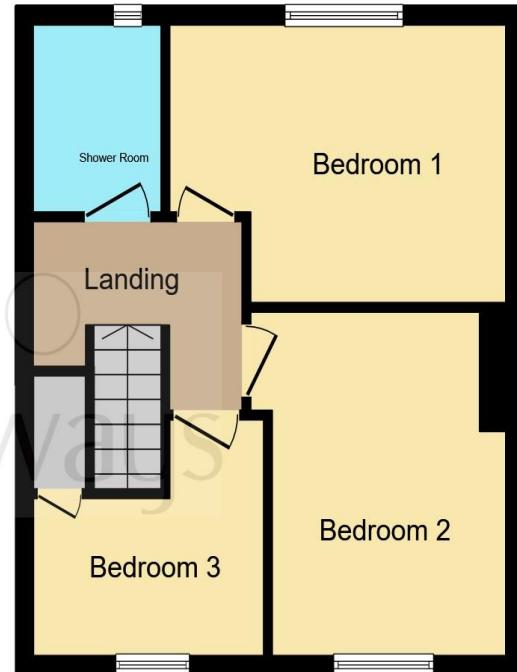
Council Tax Band: A

offers in the region of

£220,000



Ground Floor



First Floor

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.focalagent.com

view this property online shipways.co.uk/Property/HBN111991



Property Ref:
HBN111991 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk