



Wall Close, Smethwick B67 6PG

welcome to

Wall Close, Smethwick

****FOUR BEDROOM ** DETACHED ** SITUATED IN SMETHWICK ** FRONT DRIVEWAY ** SPACIOUS LOUNGE ** DINING ROOM ** FITTED KITCHEN ** DOWNSTAIRS SHOWER ROOM ** FAMILY BATHROOM ** EN-SUITE TO MASTER BEDROOM ** GARAGE ** REAR GARDEN ****

Agent Note

This property is council tax band E.

Entrance Porch

4' 2" x 3' 6" (1.27m x 1.07m)
Front door into entrance hall.

Entrance Hall

Doors to lounge, dining room, kitchen & shower room, stairs to first floor.

Lounge

19' 9" including bay. x 12' 1" (6.02m including bay. x 3.68m)
Double glazed bay window to front, ceiling & wall light connections, carpet, central heating radiator.

Dining Room

17' 1" x 12' 1" (5.21m x 3.68m)
Double glazed patio doors to rear garden, ceiling & wall light connection, carpet, central heating radiator.

Kitchen

13' 1" x 10' 2" (3.99m x 3.10m)
Double glazed window to rear, tiled floor & to splash-prone areas, plumbing for washing machine, sink & drainer, ceiling light connection, integrated oven & hob with extractor over.

Shower Room

9' 7" x 3' 8" (2.92m x 1.12m)
Double glazed frosted window, low level flush w/c, wash hand basin, central heating radiator, shower cubical.

Landing

Storage cupboard, doors to bedrooms 1, 2, 3, & 4 and the bathroom.

Bedroom 1 With En-Suite

13' 1" x 12' 3" excluding recess. (3.99m x 3.73m excluding recess.)
Double glazed window to front, central heating radiator, ceiling light connection, carpet.

En-Suite

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

Bedroom 2

13' 7" x 13' 1" (4.14m x 3.99m)
Double glazed window to front, central heating radiator, ceiling light connection, carpet.

Bedroom 3

13' 9" x 13' (4.19m x 3.96m)
Double glazed window to rear, central heating radiator, ceiling light connection, carpet.

Bedroom 4

12' 5" x 11' 1" (3.78m x 3.38m)
Double glazed window to rear, central heating radiator, ceiling light connection, carpet.

Bathroom

8' 10" x 7' 5" (2.69m x 2.26m)
Double glazed frosted window to side, central heating radiator, ceiling light connection, walls fully tiled, corner bath with shower head attachment to taps, low level flush w/c, wash hand basin.

Front Garden

End House. Block paved driveway, door to garage, front door into porch, side gate for access to rear garden.





Rear Garden

Small patio area, mainly laid to lawn, fencing surrounds for privacy, side gate access to front garden.

Garage

15' 9" x 8' 6" (4.80m x 2.59m)
Access from front garden.



view this property online shipways.co.uk/Property/HBN112324



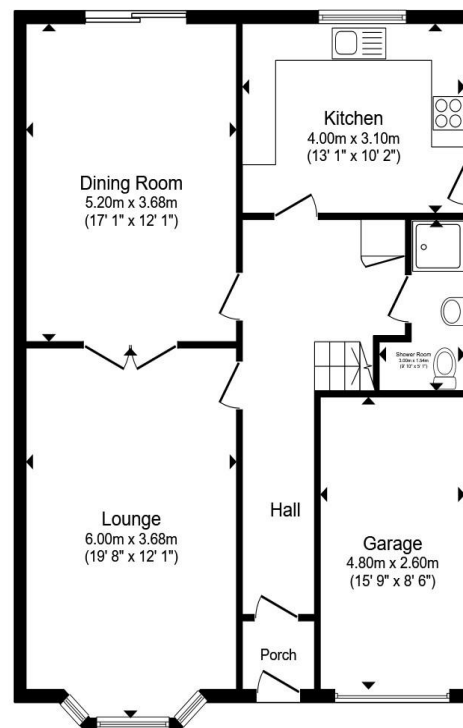
welcome to

Wall Close, Smethwick

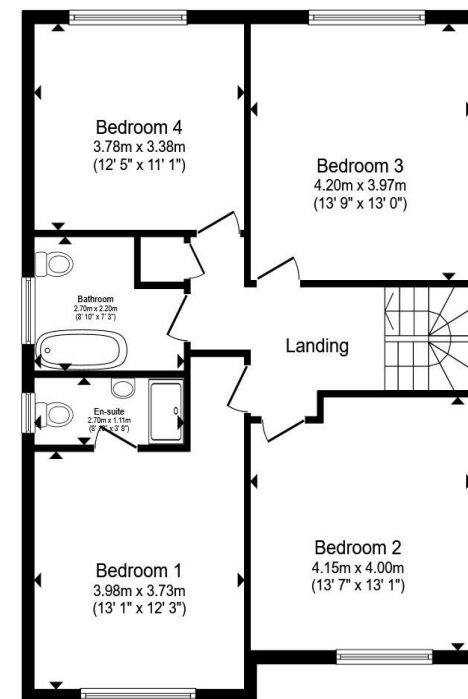
- FOUR - BEDROOM DETACHED PROPERTY
- EN-SUITE TO MASTER BEDROOM
- GARAGE
- LOUNGE
- DINING ROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over
£465,000



Ground Floor



First Floor

Total floor area 169.8 m² (1,828 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



view this property online shipways.co.uk/Property/HBN112324



Property Ref:
HBN112324 - 0006

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