



The Saddles Crocketts Lane, Smethwick B66 3DJ

welcome to

The Saddles Crocketts Lane, Smethwick

This beautifully converted one bedroom apartment offers a unique blend of modern living and characterful charm. The property features an open-plan living area seamlessly connected to a contemporary kitchen, creating a bright and spacious environment perfect for relaxation or entertaining. A stylish



Agent Note

This property is council tax band A.

DATE OF PUBLIC NOTICE: 10/06/2026

29 The Saddles, Crocketts Lane, Smethwick, B66 3DJ

We advise that an offer has been made for the above property in the sum of £95,000.00

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Shipways

172 High Street, West Midlands, B17 9PP

Tel: 0121 427 3264

Entrance Hall

Doors to all rooms of the property, ceiling light connection, tiled floor.

Lounge/Kitchen

Double glazed window, laminate flooring, high ceilings, ceiling light connection, heater, tiled floor to kitchen area, integrated oven & hob with extractor over, sink & drainer, under counter fridge.

Utility Room

Plumbing for washing machine, storage space, worktop.

Bedroom

Double glazed window, carpet, heater, high ceiling, ceiling light connection.

Bathroom

Tiled floor & splash-prone areas, bath with shower over, wash hand basin & low-level flush w/c with larger mirror on the wall above, electric shaving point.

Parking

Resident parking.



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welcome to

The Saddles Crocketts Lane, Smethwick

- GROUND FLOOR FLAT
- ONE BEDROOM
- FANTASTIC LOCATION
- COMMUNAL PARKING
- INTERCOM SYSTEM

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 569.18

Ground Rent: 118.00

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.

offers over

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HBN112298 - 0005

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.

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