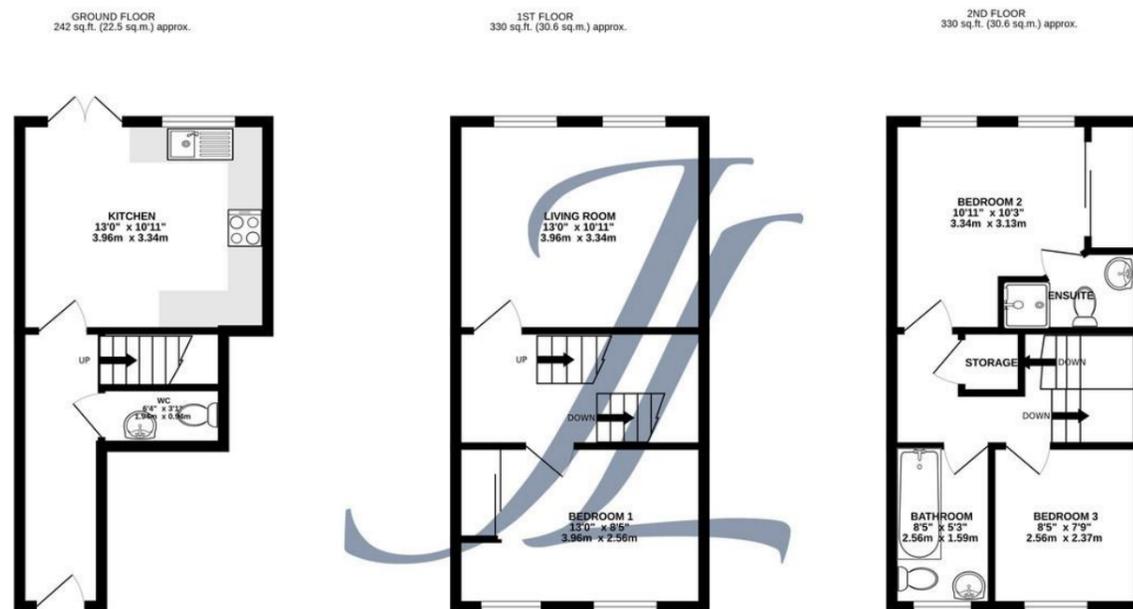




Floor Layout

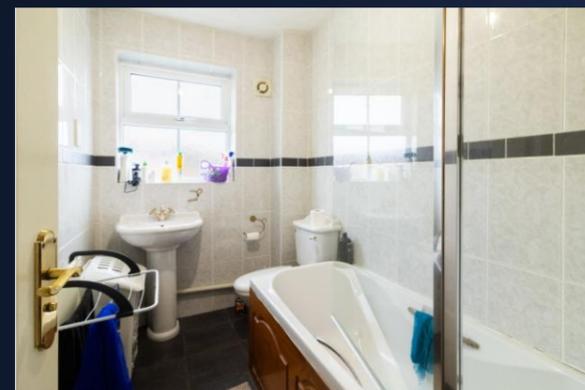


TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.

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 ©2026

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Total approx. floor area 902 sq ft (84 sq m)



Montague Road

Smethwick

B66 4PJ

Asking Price Of £295,000

- Mid-Terrace House
- Three Bedrooms
- Rear Garden
- Ample Parking and Garage



Montague Road,  
Smethwick, B66 4PJ  
Asking Price Of £295,000



### Property Description

*DESCRIPTION* A wonderfully presented, three/ four bedroom, Mid Terraced property located on Montague Road. The property is conveniently situated within easy reach of Birmingham City Centre via road or nearby public transport.

The internal accommodation comprises an entrance hallway leading to a dining room/ kitchen to the rear of the property. With a living room and bedroom on the first floor, and two double bedrooms, one of which includes an En-suite, and a family bathroom, the property boasts extensive space. Offered with a useful garage and spacious rear garden!

*LOCATION* Ideally located for access to Harborne and Edgbaston, this home is convenient for local amenities, transport links, and schooling options. It presents an excellent opportunity for those seeking a substantial home with further scope to add value over time.

Edgbaston is one of Birmingham's most prestigious and sought-after suburbs, offering a distinct blend of established character, green open spaces, and modern convenience. Just a short distance from the city centre, it is known for its wide tree-lined avenues, elegant period homes, and a strong sense of community. The area appeals to a broad range of residents, including families, professionals, academics, and medical staff, owing to its close proximity to the University of Birmingham, Queen Elizabeth Hospital, and Birmingham's central business district.

*JAMES LAURENCE ESTATE AGENTS* Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and



not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

*Fixtures and Fittings:* All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

*Tenure:* Freehold

*Services:* All mains' services are connected to the property.

*Local Authority:* Sandwell Metropolitan Borough Council

*Council Tax Band:* C

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

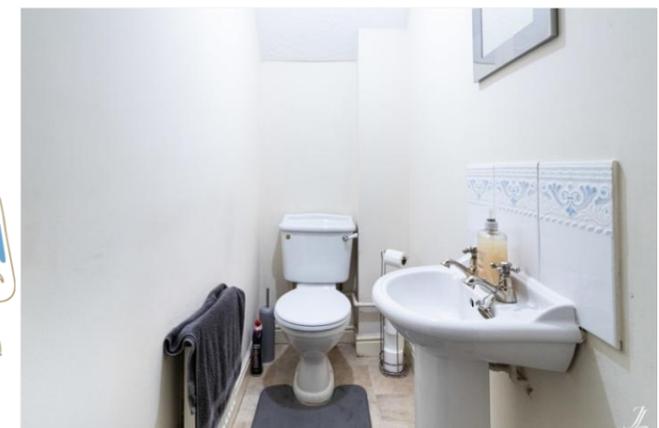
*Free Valuation:* Please contact the office on to make an appointment.

*Residential Lettings and Management:* If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

*Conveyancing:* Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

*Financial Services:* James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



To book a viewing  
of this property:

Call:  
0121 4565454

Email:  
edgbaston@jameslaurenceuk.com

