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For Sale

£120,000



Herbert James Close Smethwick B66 4TF

Prime Properties in Smethwick Discover this spacious two-bedroom First floor apartment on Herbert James Cl, proudly brought to you by Connells Bearwood. Perfect for first time buyers, commuters, or investors looking for a well-connected home in a popular location. Contact Us Today 0121 420 3611.*

Herbert James Close Smethwick B66 4TF

Entry/Hallway

Bedroom One

A spacious and beautifully presented principal bedroom, finished in neutral tones with soft fitted carpeting, creating a calm and inviting atmosphere.

Benefiting from a tall feature window with French-style glazing, the room enjoys plenty of natural light and pleasant outlooks, while offering ample space for a double bed and additional bedroom furnishings. An ideal retreat, combining comfort and practicality.

Bedroom Two

A well-proportioned second bedroom offering excellent versatility, ideal as a guest bedroom, home office, nursery, or dressing room.

Finished in neutral tones with fitted carpeting, the room benefits from a large window that draws in natural light and provides a pleasant outlook.

A comfortable and practical space, perfectly suited to a variety of lifestyle needs.

Bathroom

Features a well-proportioned bathroom, fitted with a white suite comprising a low-level WC, wash hand basin, and a panelled bath with shower attachment and glass screen.

The walls are partially tiled with white tiles around the bath area, complemented by neutral wall décor, finished with dark flooring. With a window allowing natural light with a radiator positioned underneath.

Lounge/Kitchen

The property features a modern fitted kitchen comprising a range of sleek cream high-gloss wall and base units, complemented by contemporary work surfaces.

Integrated appliances include an oven, gas hob with extractor hood over, washer/dryer, and fridge/freezer, providing both style and practicality.

The kitchen seamlessly opens into the living and dining area, creating an attractive open-plan layout ideal for modern living and entertaining.

Finished with neutral décor throughout, the space benefits from wood-effect flooring within the kitchen area and fitted carpeting to the lounge and dining space, resulting in a bright, comfortable, and inviting environment.



Agent Notes

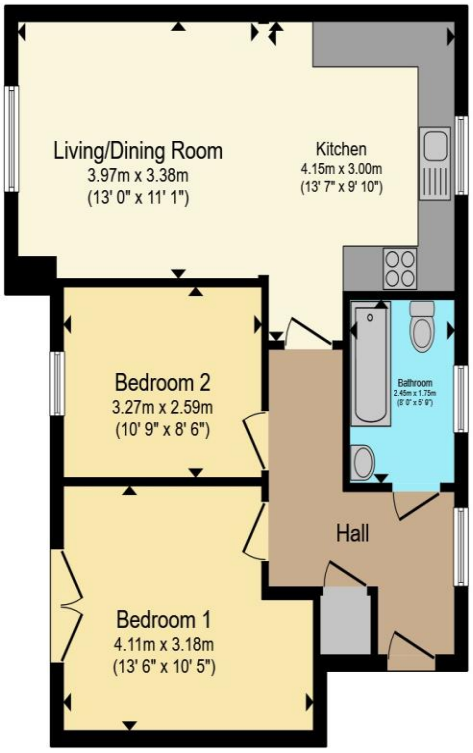
Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Floor Plan

Total floor area 60.0 m² (646 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

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SMETHWICK B66 4AP

Property Ref: BEA313269 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1413.97

Ground Rent: 180.00

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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