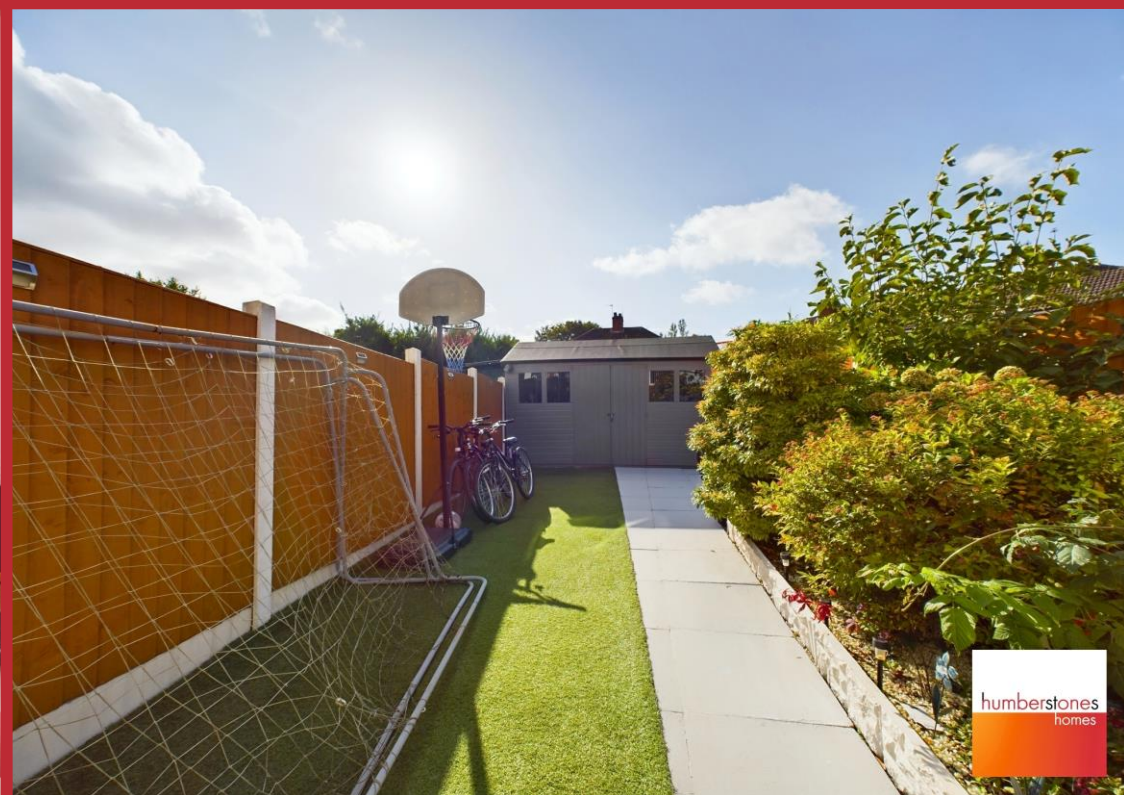




7 UNKETTS ROAD, SMETHWICK, WEST MIDLANDS, B67 6RQ

£235,000





THE PROPERTY

WELL PRESENTED AND MUCH IMPROVED 3 BEDROOMED MID TERRACE FAMILY HOME WITHIN THIS POPULAR LOCATION. Explore this property with our 360 degree virtual tour. There are a large amount of shops and amenities available within both nearby Bearwood and Smethwick Town Centres, whilst Victoria Park is just a short distance away. Galton Bridge and Rolfe Street Train Stations are easily accessible, enabling direct access into Birmingham City Centre. Another huge benefit to this location is the close proximity to the recently constructed 'Sandwell Aquatics Centre', constructed for the Commonwealth Games. The property is set back from the road behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is an entrance hall with stairs rising to the First Floor, door leads to spacious lounge and further door then leads through to superb good sized re-fitted breakfast kitchen which has a range of base/wall units, work surface area and integrated oven/hob. Rear verandah provides access to the rear garden and has a door to Downstairs wc. First Floor offers landing, 3 bedrooms (beds 1 + 2 with fitted wardrobes) and re-fitted bathroom having bath, wash handbasin and wc. Outside to the rear is a pleasant low maintenance garden. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band A. EPC rating D.

Council Tax Band A

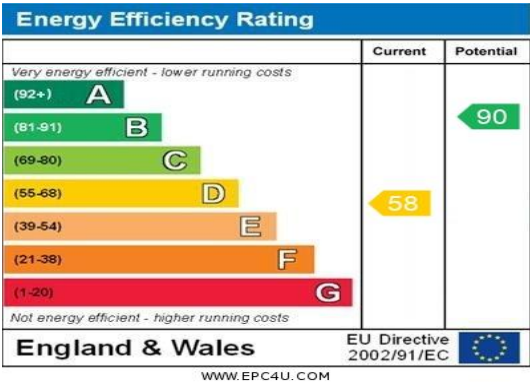
EPC Rating: D

TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

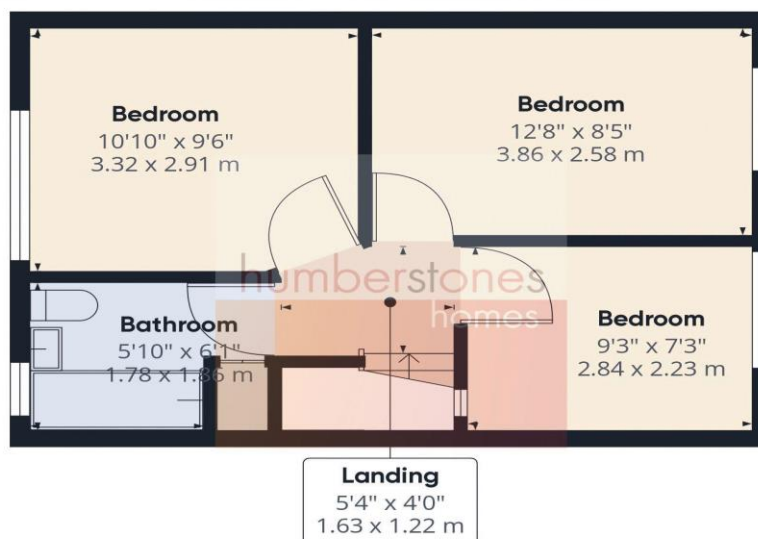
PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.





Floor 0



Floor 1



Approximate total area⁽¹⁾
732.81 ft²
68.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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