



18 DRAYTON ROAD, SMETHWICK, WEST MIDLANDS, B66 4AJ

£175,000



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THE PROPERTY

CALL US TO BOOK A VIEWING ON THIS SPACIOUS 2 BED MID TERACE HOME ASAP. . . Situated within close proximity of Bearwood High Street which offers many shops and amenities, whilst both Lightwoods Park and Warley Woods are just a short distance away. There are many buses passing through Bearwood which will enable direct access into Birmingham, City Centre. The property is set back behind a small foregarden which leads to the following accommodation :- On the ground floor is a great sized 28FT through lounge/dining area having stairs rising to the First Floor and door leading to kitchen with base and wall units and door to the rear garden. First Floor provides 2 double bedrooms and bathroom (bathroom is accessed via Bed 1). Outside is a pleasant good length rear garden. Council Tax Band B. EPC rating E.

Council Tax Band B

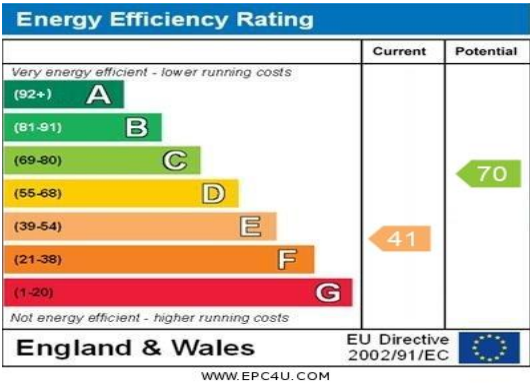
EPC Rating: E

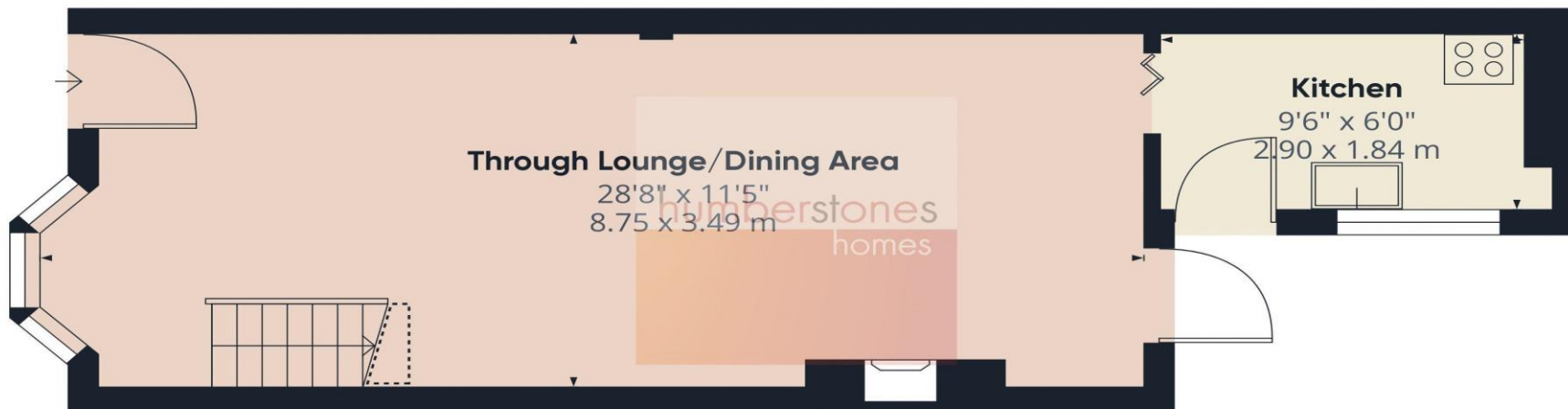
TITLE

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⁾

773.05 ft²

71.82 m²

Reduced headroom

12.84 ft²

1.19 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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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