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TOM GILES & Co

Established 1958



4 Unketts Road, SMETHWICK, B67 6RQ

£210,000



A mid-terraced property situated within a quiet and sought after area of Smethwick, providing good sized family accommodation. EPC Rating D



An opportunity to acquire a mid terraced family home situated in a quiet sought after location which has been well maintained. Located close by are good public transport services to Bearwood, Oldbury and Birmingham City Centre locally from Thimblemill Road. The new Sandwell Swimming Centre is located just less than half a mile away from the property by the Queens Head Public House where good local shopping facilities are available

The mid-terraced is within a block of four properties, constructed in brick under a well-pitched tiled roof, set back from the roadside behind a concrete block and pillared wall with wooden shared gated access through a concrete pathway extending to

uPVC front entrance door under concrete canopy and opening into

Reception Hall

Wooden panelling, laminate flooring, central heating radiator and electric meter cupboard. Internal doorway opening into

Lounge - 12'11 max x 16'4 (3.94m max x 4.98m) into three sided double glazed bay

Feature oak wooden fireplace with a raised onyx hearth with oak surround and wall mounted electric stone-effect fire. Cupboards into chimney recess with fitted shelving and gas meter cupboard. Three wall light points, central heating radiator and understairs storage cupboard leading off with coat-hook rail.

Dining Kitchen - 15'6 x 9'6 (4.72m x 2.90m)

Range of cream faced matching kitchen units at floor and high level with concealed lighting below high level cupboards. Grey laminated worktop surfaces to three sides with plumbing installed for automatic washing machine. Single gas oven gas hob with extractor above, integrated upright fridge/freezer in full height storage cupboard,. Inset single drainer sink unit with mixer tap, three ceiling light points and three double glazed windows overlooking rear garden. Central heating radiator, part-obscure double glazed door opening onto rear garden.

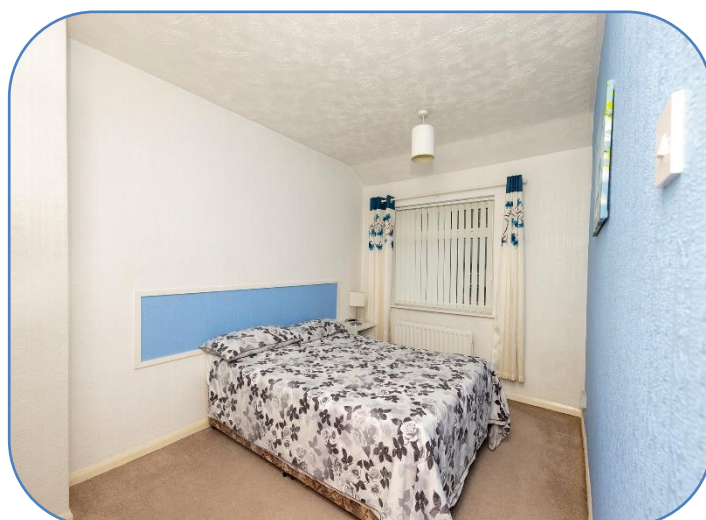
Staircase extending from reception hall into first floor landing with handrails, access to boarded loft-space.

Bedroom 1 (Front) - 11'0 x 9'6 (3.52m x 2.90m)

Double glazed window, central heating radiator.

Bedroom 2 (Rear) - 12'7 x 8'4 (3.83m x 2.54m)

Double glazed window, central heating radiator.



Bedroom 3 (Rear) - 9'7 x 7'6 (2.92m x 2.29m)
Double glazed window, central heating radiator.

Bathroom - 8'1 x 6'0 (2.46m x 1.83m)
White suite comprising deep glazed enamel bath, Triton T80 electric shower with curtain and rail, wash-hand basin set into wooden vanity single door cupboard, low flush W.C. and toilet cistern. Partially fully ceramic tiled walls in white tile with border tile. Obscure double glazed window to front, central heating radiator. Cupboard containing Vaillant wall mounted central heating boiler with built-in thermostatic controls, controlled by wireless moveable room and time clock control unit.

Outside to Rear

Enclosed rear garden with pedestrian access through adjoining garden to front via shared passageway. Paved patio with outside light point and cold water service tap extends to lawn area and additional patio at rear extending full width of the garden on which is located a timber shed.

Tenure

The Agents are advised that the property is **FREEHOLD** but they have not checked the legal documents to verify this. The buyer should obtain confirmation from their Solicitor or Surveyor.

Fixtures & Fittings

Excluded from the sale unless referred to herein.

Services & Appliances

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for the purpose. The buyer should obtain confirmation from the Solicitor or Surveyor.

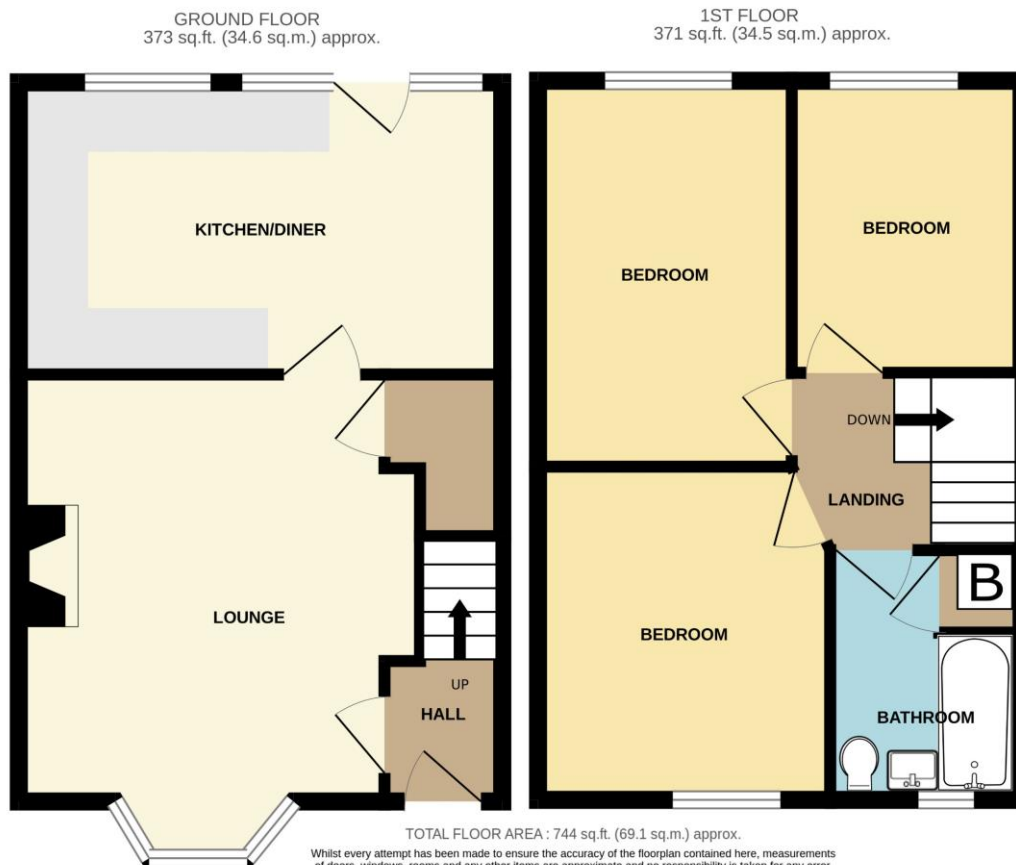
Vacant possession upon completion.

Viewing

By arrangement with the Selling Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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.
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