



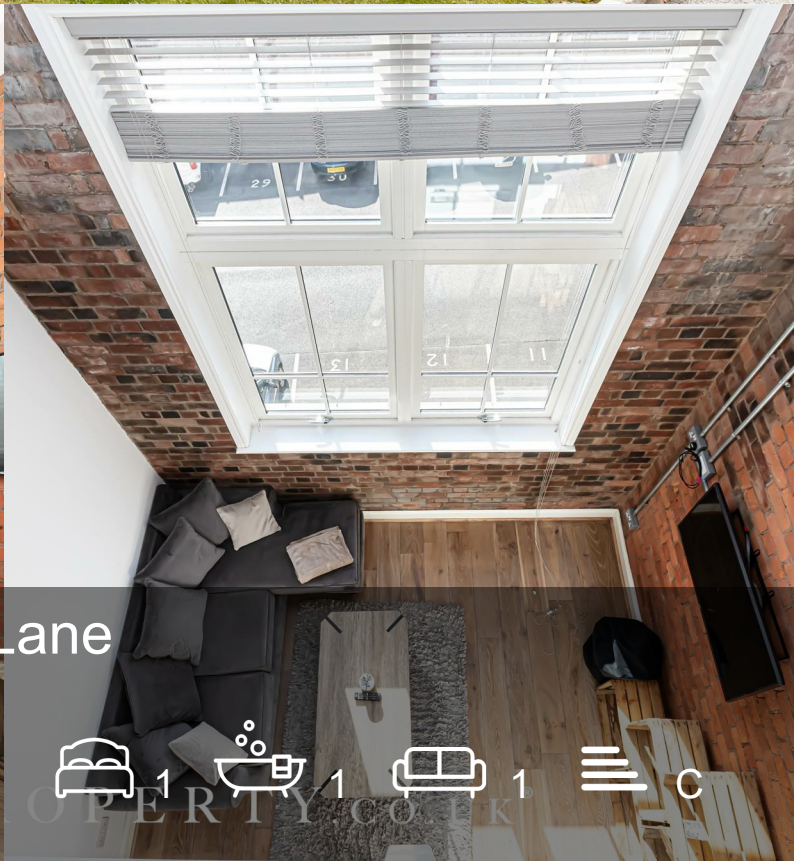
LV PROPERTY.CO.UK®



46 The Saddles, Crocketts Lane

Smethwick, B66 3DJ

Offers Over £145,000



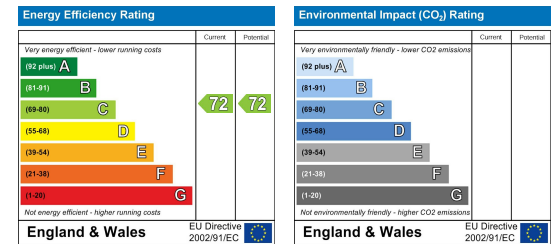
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our LV PROPERTY Office on 01212857575 if you wish to arrange a viewing appointment for this property or require further information.

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LV PROPERTY is delighted to present this beautiful, one-bedroom, duplex apartment. Situated near major motorways and transport links (Smethwick Rolfe Street), this apartment has a desirable location ideally suited to investors, first-time buyers and professionals alike. Additionally, The Midlands Metropolitan Hospital, which is opening in 2022 is less than a mile away and the Sandwell borough will host events in the Commonwealth Games 2022.

Furthermore, the property is extremely nearby a bustling high street with many highly rated shops, restaurants and takeaways. As well as this, there are multiple well-reputed schools nearby, and the gorgeous victoria park is nearby for a nice break from the busyness of the city.

The property comprises a hallway, modern fully fitted kitchen with a utility storage cupboard, opening up into the living room, creating a wonderfully sociable environment if you ever have guests.

The bathroom remains consistent with the exposed brick character from the rest of the property and is fitted with a wall-hung sink, WC and a combined bath/shower unit.

The living room boasts a large bright window, with double glazing, occupying the height of the ceilings, to the first floor of the property which offers a large bedroom overlooking the living space. The property oozes character with exposed brick and large windows which let in loads of light. The 4m high ceilings provide an

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