



84 Thimblemill Road
Smethwick,

West Midlands B67 5QU

Offers In Excess Of £210,000

...doing things differently



A very well presented two bedroom end terraced property where a viewing is a must to appreciate the properties beauty. The property has traditional high ceilings and open fireplaced and comprises of entrance porch, two reception rooms, kitchen, two bedrooms, loft space and rear garden. JE 26/4/23 V1 EPC=E







Approach

Via walled fore garden, block paved path, small garden area, panelled door, glazed inserts to porch.

Porch

Double glazed windows to side, door giving access to reception room one.

Reception room one 11'1" x 11'5" max 10'5" min (3.4 x 3.5 max 3.2 min)

Picture rail, double glazed bay window to front, central heating radiator, attractive feature fireplace with wooden surround, coving to ceiling, door leading to inner lobby.

Reception room two 11'9" x 11'1" max 10'5" min (3.6 x 3.4 max 3.2 min)

Coving to ceiling, picture rail, double glazed window to rear, panelled glazed door leading to kitchen, central heating radiator, t.v. point, log burner with tiled hearth and wooden surround, stairs leading to first floor accommodation.

Inner lobby

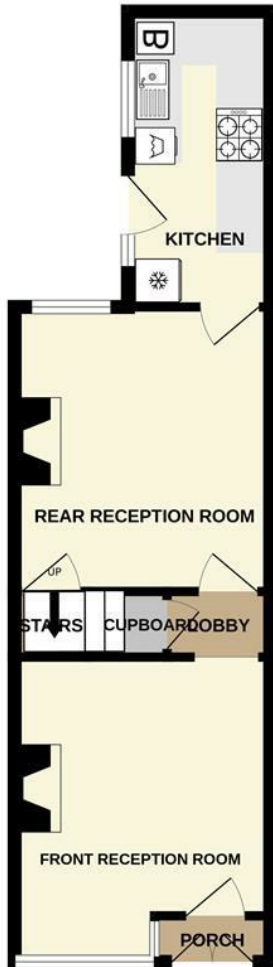
Space for storage and door leading to reception room two.

Kitchen 12'1" x 5'10" (3.7 x 1.8)

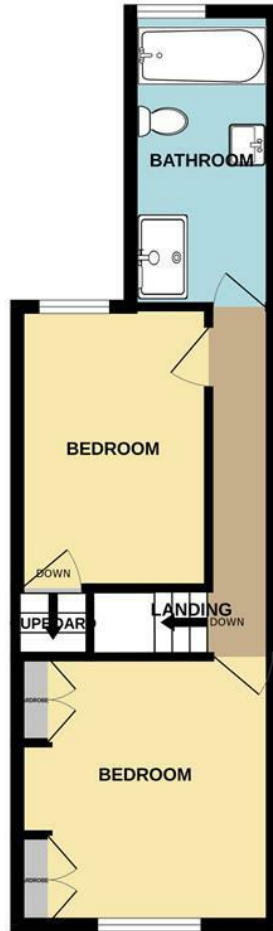
Double glazed window to side, central heating radiator, range of wall and base units, integrated fridge freezer, Bosch oven with Bosch four ring gas hob, chimney extractor, one and a half bowl sink with drainer and mixer tap, cupboard housing central heating boiler, stable door leading to rear garden.



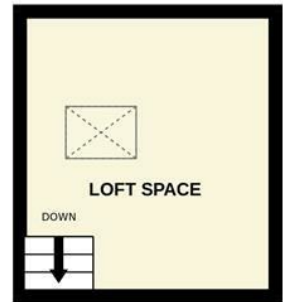
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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First floor landing

Double glazed window, doors radiating to:

Bedroom one 10'5" max 9'10" min x 11'5" (3.2 max 3.0 min x 3.5)

Double glazed window to front, central heating radiator, fitted wardrobes, feature fireplace, picture rail.

Bedroom two 12'1" x 8'2" max 7'2" min (3.7 x 2.5 max 2.2 min)

Double glazed window to front, central heating radiator, coving to ceiling, feature fireplace and hearth, stairs giving access to loft space.

Loft space 11'1" x 13'1" (3.4 x 4.0)

Double glazed skylight, central heating radiator, storage into eaves.

AGENTS NOTE: Clients must take into account the restricted head height in this room due to the eaves.

Bathroom

Dado rail, part panelled walls, double glazed obscured window to rear, towel radiator, free standing bath with telephone style shower head mixer tap, low level flush w.c., pedestal wash hand basin, walk in shower with tiled walls and shower screen, spotlights to ceiling, tiled floor.

Rear garden

Gravel patio area, fence, brick and hedge borders, further slabbed patio area, steps leading to lawn, further steps leading to shed, shared access through garden from neighbours to use side access.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is B

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the

solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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