



**Park Mews, Londonderry Lane**  
**Smethwick, B67 7EE**  
**Offers Around £125,000**

- SPACIOUS 2 BEDROOM FLAT
- ALLOCATED PARKING SPACE
- GREAT LOCATION

## Park Mews, Londonderry Lane, Smethwick, B67 7EE

Welcome to 4 Park Mews, a modern and conveniently located property ideal for first-time buyers, young professionals, or downsizers seeking comfort with accessibility. Situated in a purpose-built development, with allocated parking this flat offers a blend of practicality and ample space.

The property features a open-plan kitchen that flows seamlessly into the living space, perfect for entertaining or relaxing. The flat offers 2 ample bedrooms, and a bathroom complements the interior, offering a clean and comfortable feel throughout.

The area is well-regarded for its access to excellent educational facilities. For families with children, there are several primary and secondary schools within walking distance. Options include Devonshire Infant and Junior Academies, Annie Lennard Primary, and Moat Farm schools, all with solid reputations. For older students, Bristnall Hall Academy stands out with an Outstanding Ofsted rating, while Q3 Academy Langley and Holly Lodge High School also provide quality education within a short distance.

Transport links are another major advantage of this location. Langley Green railway station is approximately a kilometre away, offering easy access into Birmingham and surrounding areas. In addition, multiple bus routes serve Londonderry Lane, providing reliable public transport for commuters or those exploring the region. Everyday amenities are well within reach. Several GP surgeries, including Warley Road Surgery, are located nearby, along with local dentists, pharmacies, and opticians, ensuring your health needs are covered.

In summary, 4 Park Mews combines comfortable modern living with outstanding access to education, transport, daily amenities, and a vibrant community atmosphere. Whether you're looking to settle down or invest in a property in an up-and-coming part of Smethwick, this home is well worth your attention.

EPC- C

Council Tax - B

Ground rent- £399 annually

Service Charge- £1917.44 annually

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement.

Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

