



**92 Stanhope Road, Smethwick, B67 6JJ**  
**Offers In The Region Of £240,000**

 3  1  1  D



# 92 Stanhope Road, Smethwick, B67 6JJ

## Offers In The Region Of £240,000



### Property Overview

The property is approached via a fore garden with stone chipped area, leading to front entrance door and side gate providing access to rear garden.

Entrance Hallway - 3' 5" x 4' 3" (1.05m x 1.29m) - Having ceiling light point, door leading into lounge, dining room, fitted kitchen, stairs leading to first floor.

Lounge - 11' 10½" x 12' 7" (3.62m x 3.84m) - Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, wood effect laminate flooring and door leading into Kitchen / dining room.

Fitted Kitchen - 13' 7½" x 9' 8½" (4.16m x 2.96m) - Having ceiling light point, power points, gas central heating radiator, window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset sink with mixer tap, gas cooker point with cooker hood above, plumbing for washing machine, tiling to walls and floor and door leading to conservatory

Conservatory - 10' 2½" x 15' 7" (3.11m x 4.75m) - gas central heating radiator, tiling flooring, double doors to rear garden.

w/c - 4' 6" x 2' 7" (1.37m x 0.78m) - obscure double glazed window, wash hand basin.

### First Floor Landing

Having ceiling light point, obscure double glazed window to side elevation, doors leading into all bedrooms and family bathroom, carpet flooring.

### Bedroom One

9' 10" x 9' 9" (3.00m x 2.97m) - Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation carpet flooring

### Bedroom Two

11' 11" x 11' 3" (3.58m x 2.49m) - Having ceiling light point, power points, gas central heating radiator and double glazed window to

front elevation, carpet flooring.

### Bedroom Three

8' 8" x 8' 4" (2.63m x 2.54m) - Having ceiling light point, power points, double glazed window to front elevation and gas central heating radiator.

Family Bathroom - 6' 8" x 6' 9" (2.04m x 2.05m) - Having ceiling light point, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with shower head attachment above, pedestal hand wash basin with mixer tap, low level W.C and tiling to splash prone areas.

### Rear Garden

The rear of the property features a paved patio area with steps leading up to a second paved section, enclosed by perimeter fencing. There is a garden shed and a large ornamental pond, creating a charming outdoor space.

### Area Description - Smethwick

Smethwick is a town in the Sandwell borough of the West Midlands region in England. It is located approximately 6 miles west of Birmingham city centre and is easily accessible by public transport, including buses and trains.

Smethwick has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Victoria Park and Sandwell Valley Country Park. The town has a number of cultural and recreational facilities, including the Smethwick Heritage Centre and the Galton Valley Canal.

In terms of proximity to Birmingham city centre, Smethwick is relatively close and easily accessible by public transport. The journey from Smethwick to Birmingham city centre by train takes around 15 minutes. There are also regular bus services between the two locations.

### Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

### Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

### TENURE

Freehold

### POSSESSION

Tenant occupied

### VIEWING

Viewing strictly by appointment through Genie Homes



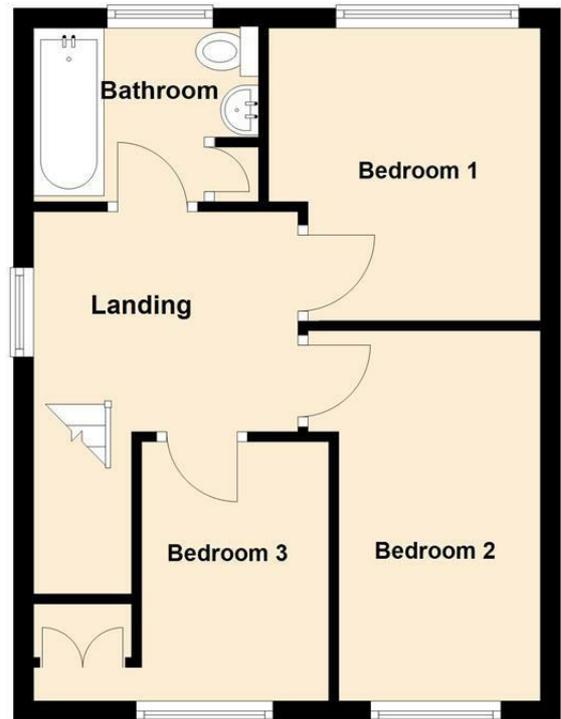


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>64</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Ground Floor**  
Approx. 564.2 sq. feet



**First Floor**  
Approx. 365.5 sq. feet



Total area: approx. 929.7 sq. feet

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.