



## 281 St. Pauls Road, Smethwick, B66 1HE Offers In The Region Of £280,000



Genie Homes are pleased to offer St. Pauls Road in the vibrant area of Smethwick, this semi-detached house. Spanning an impressive 1,453 square feet, the property boasts three generously sized double bedrooms, each equipped with its own ensuite bathroom, ensuring comfort and privacy for all residents.

Upon entering, you are greeted by a large open-plan living and dining area. The spacious kitchen is well-appointed, providing ample room, while a separate utility and storage room adds to the practicality of the property. Additionally, a convenient downstairs shower room and a separate WC enhance the functionality of the living space.

The property features two reception rooms, allowing for versatile use. Outside, the enclosed rear garden offers a private retreat.

With parking available for two vehicles, this home is not only spacious but also conveniently located. Currently fully tenanted, This makes it an ideal choice for investors seeking a reliable income stream hands off.



## Property Overview

\*\*\*\* NEW INSTRUCTION \*\*\*\*

RESIDENTIAL PROPERTY \*\*\*\*

Spacious Semi - Detached property with Three / Four Double Bedrooms & Multiple Bathrooms

This fantastic property offers ample space. The property features three generously sized double bedrooms upstairs, each with its own en-suite bathroom. A fourth bedroom is located on the ground floor, doubling as a front reception room. Additionally, there is a downstairs shower room and a separate WC for added convenience.

The heart of the home is a bright and spacious open-plan living and dining area, with patio doors leading to an enclosed, low-maintenance rear garden. The fully fitted kitchen boasts ample wall and floor cupboards, a gas hob, an integrated electric oven, and a pantry with extra shelving. A separate utility room provides additional workspace with a second sink unit.

Further benefits include a garage, off-road parking for up to two cars, and a boarded loft with an easily accessible ladder. One of the bathrooms features a bathtub with an overhead shower, while the others have modern shower cubicles.

This well-appointed property —early viewing is highly recommended!

Tenure: Vacant

Council Tax C  
EPC E  
Sold As Seen

### Sellers 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

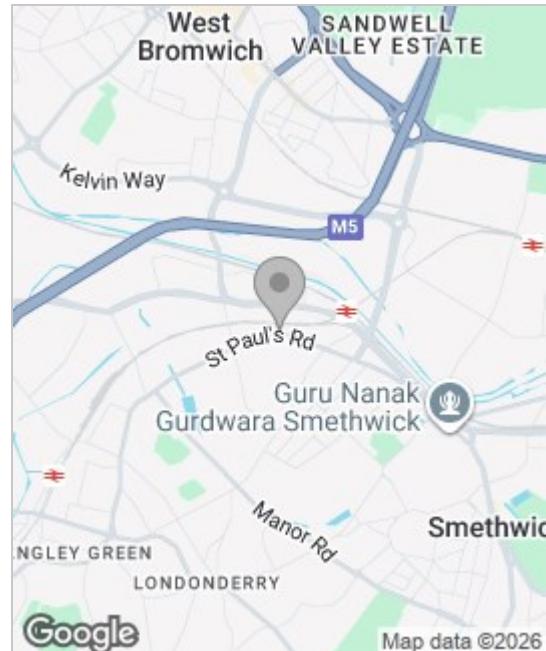
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.

The benefits of a buyers fee to the buyer are:

Tenure - Freehold

Possession - Tenanted

Viewings - Strictly by appointment through Genie Homes



Total area: approx. 1443.2 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	50
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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