



**Edgbaston Road, Smethwick B66 4LF**

**welcome to**

## **Edgbaston Road, Smethwick**

**\*\*\*FANTASTIC AND UNIQUE FREEHOLD INVESTMENT OPPORTUNITY\*\*\* SELF CONTAINED FLAT \*\*\* GREAT LOCATION NEAR TO TRANSPORT LINKS AND AMENITIES \*\*\* CLOSE TO METROPOLITAN HOSPITAL\*\*\***

### **Agent Note**

This property is council tax band A.  
The pictures are of all three flats.

Large shared rear garden, can drive through into back garden via side gate, storage sheds, fencing & walls for privacy.

### **Entrance Hall**

stairs to first floor.

### **Landing**

Access to flat 2, stairs to second floor.

### **Lounge**

12' 6" x 11' 1" ( 3.81m x 3.38m )  
2 double glazed window to front, central heating radiator, carpet.

### **Kitchen/Diner**

12' 2" x 9' 6" ( 3.71m x 2.90m )  
Double glazed window to side, range of units, sink & drainer, cooker.

### **Bedroom**

13' 5" x 9' 2" ( 4.09m x 2.79m )  
Double glazed window to rear, central heating radiator, carpet.

### **Shower Room**

6' 7" x 6' 3" ( 2.01m x 1.91m )  
Double glazed window, low level flush w/c, wash hand basin. shower.

### **Shower Room 2**

12' 6" x 5' 7" ( 3.81m x 1.70m )  
Double glazed window, low level flush w/c, wash hand basin. shower.

### **Front Garden**

Shared driveway, side gate access to rear garden.

### **Rear Garden**





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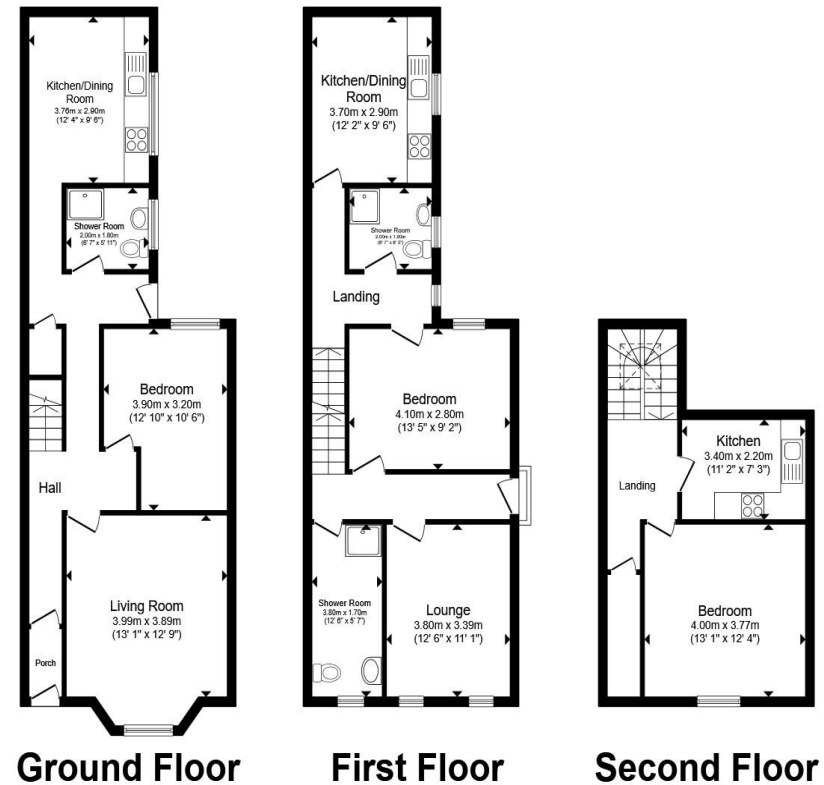
welcome to

## Edgbaston Road, Smethwick

- Fantastic investment opportunity
- First floor flat.
- Near local amenities.
- Freehold property.
- No chain.

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in the region of  
**£170,000**



Total floor area 151.3 m<sup>2</sup> (1,628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
HBN111642 - 0004

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**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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