



**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.

### **Entrance Hall**

Access to flat 1, stairs to first floor.

### **Landing**

Access to flat 2, stairs to second floor.

### **Landing**

Access to flat 3.

### **Bedroom/Lounge**

13' 1" x 12' 4" ( 3.99m x 3.76m )  
Double glazed window to front, central heating radiator, carpet, sloped ceiling.

### **Kitchen/Diner**

11' 2" x 7' 3" ( 3.40m x 2.21m )  
Range of wall & base units, sink & drainer, cooker, sloped ceiling.

### **Shower Room - First Floor**

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**

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





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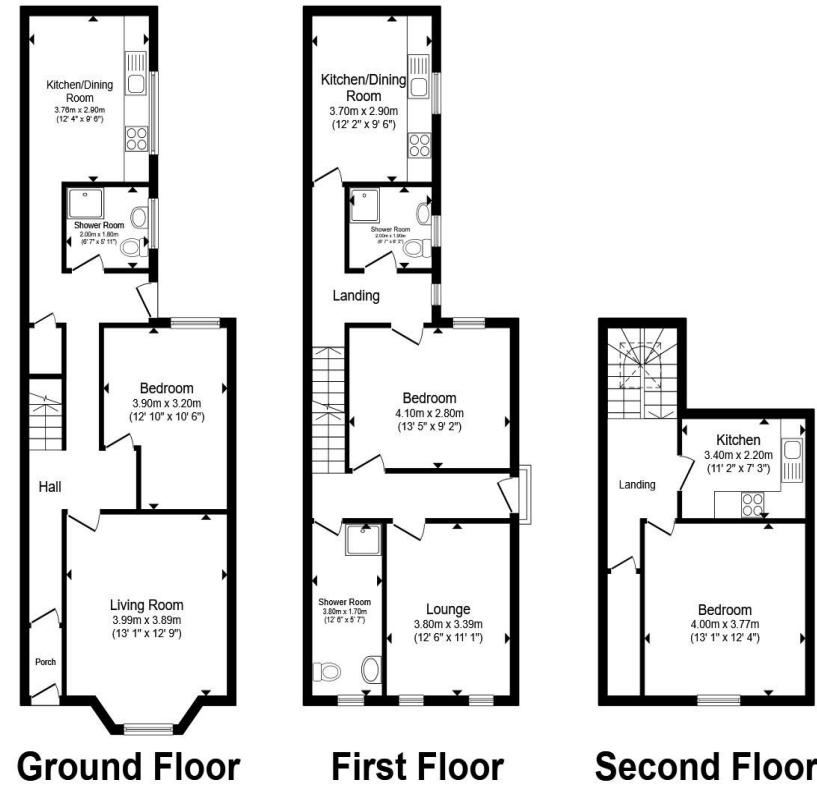
welcome to

## Edgbaston Road, Smethwick

- Fantastic investment opportunity.
- Second floor flat.
- Near local amenities.
- Freehold Property.
- No chain.

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

offers over  
**£150,000**



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:  
HBN111645 - 0003

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