



162 Lightwoods Road, Smethwick, B67 5AZ

Offers In Excess Of £325,000

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced home for sale. Offered with no upward chain the property is located conveniently for all amenities, whilst also offering excellent transport links into Birmingham City Centre.

The property has been refurbished to a high standard throughout and briefly comprises, fore garden, porch and entrance hallway. Benefitting from two reception rooms, currently being used as a dining room and spacious lounge with French doors. Modern fitted kitchen, utility room and shower room.

The first floor boasts two double bedrooms and family bathroom, with the master bedroom being set on the second floor offering ample storage throughout. To the rear of the property is a private garden.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - E

Council Tax Band - C

Entrance Hall

Enclosed porch, original tiled flooring, ceiling light point and internal glazed door.

Dining Room



Original wooden flooring, gas central heating radiator, bay window with shutters to front elevation. Feature fireplace, ceiling light point and bespoke alcove storage.

Lounge



Solid Oak flooring, under stairs storage and French doors leading to rear garden. Gas central heating radiator, ceiling light point and working gas log burner.

Kitchen



Fitted kitchen with a range of base and wall units, integrated dishwasher and tiled flooring. Gas central heating radiator, ceiling light point and window to side elevation.

Utility Room



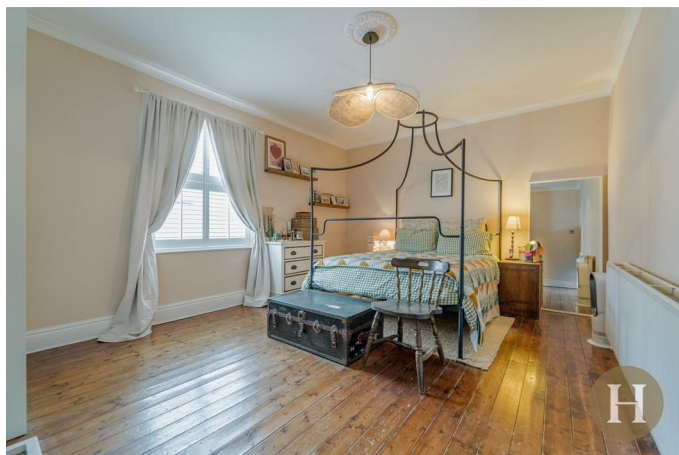
Plumbing for utilities, obscure glazed door leading to garden. Roof storage, tiled flooring and ceiling light point.

Shower Room



Walk in mains shower cubicle, low level flush WC and hand wash basin. Tiled floor to ceiling, obscure glazed window to side elevation and gas central heating radiator.

Bedroom 2



Original wooden flooring, window to front elevation with shutters. Fitted wardrobe, gas central heating radiator and ceiling light point.

Bedroom 3



Original wooden flooring, internal storage cupboard, gas central heating radiator, ceiling light point and window to rear elevation.

Bathroom



High level traditional WC, hand wash basin and freestanding bath with mains shower over. Partially tiled walls, obscure glazed window to rear elevation and traditional towel radiator.

Master Bedroom



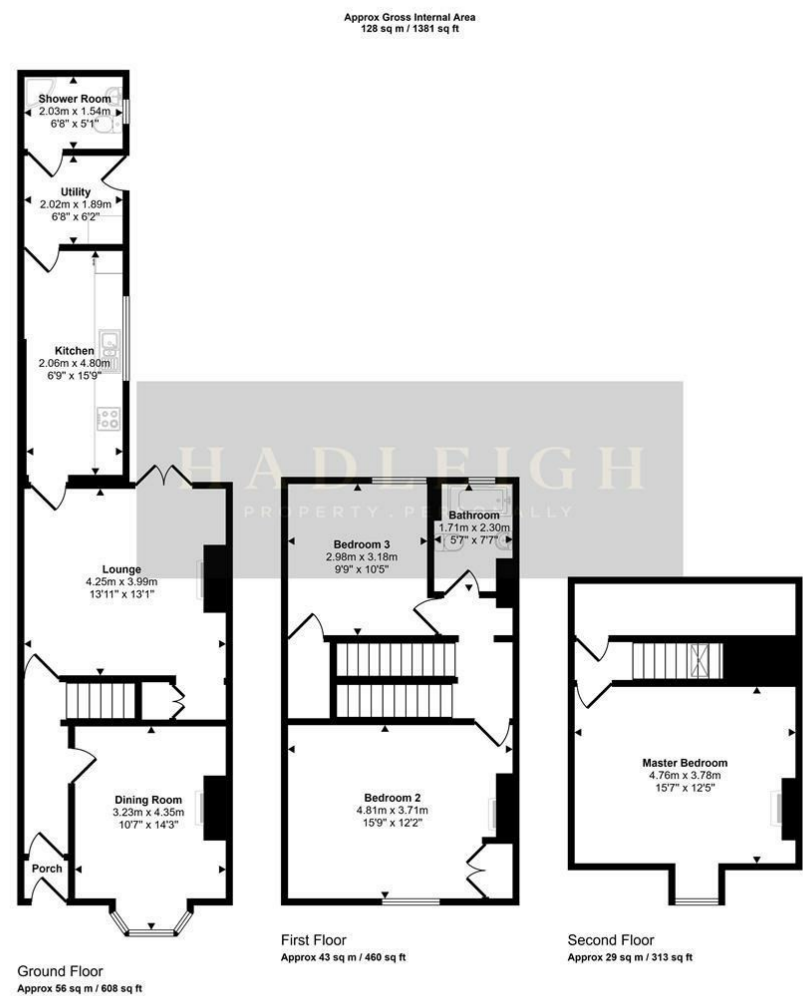
Converted loft, allowing for ample walk in eaves storage, feature fireplace, laminate flooring, gas central heating radiator and ceiling light point.

Garden



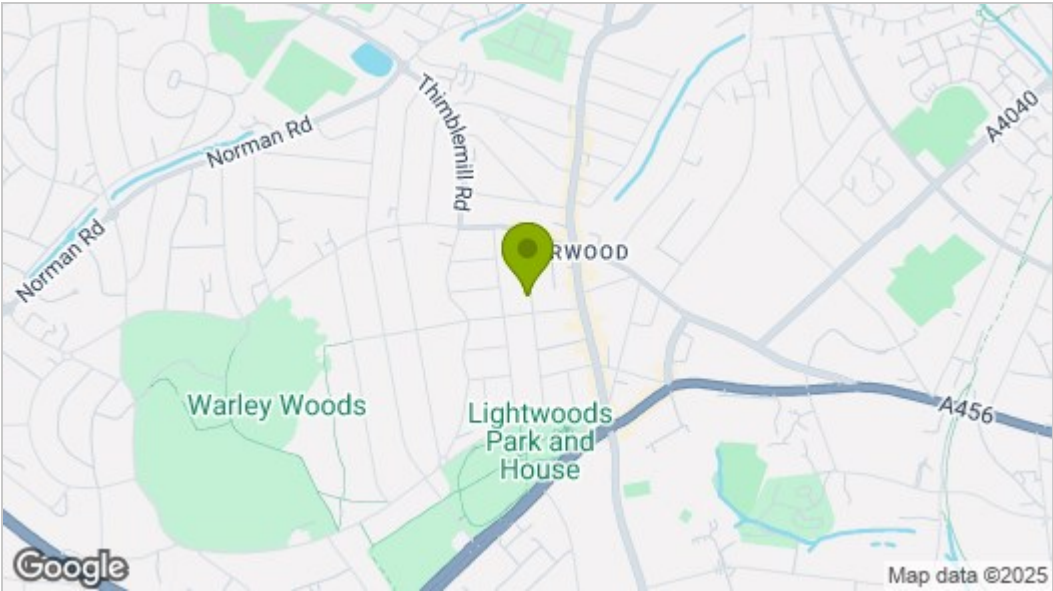
Slabbed patio area, fenced boundaries, lawn garden and rear seating area.

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

