50 West Park Road SMETHWICK, B67 7JH
£225,000

Situated opposite West Smethwick Park, the opportunity to acquire a traditional semi-detached house offering good sized accommodation and WARRANTING FULL INTERNAL INSPECTION. In need of updating and modernisation.
Situated opposite West Smethwick Park, the opportunity to acquire a traditional semi-detached house offering good sized accommodation in need of updating and modernisation. Being conveniently situated, having public transport services close by providing links into Oldbury, Bearwood, Birmingham, West Bromwich and other surrounding areas. Galton Bridge Railway Station is situated half a mile away offering commuting into Birmingham by train and access to the National Rail Network with trains directly to London, Wolverhampton and other parts of the West Coast.

West Smethwick Park is the subject of a Heritage Fund Grant Application containing proposals to conserve existing historical features, the construction of a community pavilion, improvements to entrances, paths and boundary treatments, and general landscaped improvements.

Warranting full internal inspection to appreciate the size of accommodation being offered, the property has the benefit of gas central heating and double glazing (where specified) and a private rear garden backing onto Holly Lodge High School College of Science.

Of rendered brick construction with full height bay window, the property stands setback from the roadside behind a brick boundary wall and block paved driveway with parking for two vehicles. The internal accommodation is approached by means of a PVCu double glazed door to

**Porch**
Hardwood glazed door to

**Reception Hall** - 11'5 x 11'5 (3.48m x 3.48m)
Gas and electric meter cupboards, burglar alarm control pad and central heating radiator.

**Front Sitting Room** - 15'6 into bay window x 12'4 (4.72m into bay window x 3.76m)
Brick fireplace with fitted "Flavel" gas fire on a wooden hearth, coving, central heating radiator and double glazed bay window.

**Rear Sitting Room** - 16'11 x 11'2 (5.16m x 3.4m)
Brick fireplace surround with fitted "Firegem" gas fire on a stone hearth, coving, central heating radiator, double glazed window and door to rear garden.

**Middle Sitting Room** - 11'2 x 9'2 (3.4m x 2.79m)
Wall mounted gas fire within a wooden surround, coving, central heating radiator and glazed window to side.

**Understairs Sunken Larder**
Shelving.

**Kitchen** - 9'9 x 7'11 (2.97m x 2.41m) plus recess
Base units and wall cupboards with formica working surfaces providing on the right hand wall a worktop, three base units and three eye level wall cupboards. On the opposite wall is a worktop, base unit, inset stainless steel, double base unit, worktop, base unit and appliance space for a cooker. Eye level double wall cupboard. Wood panelling to the walls, store cupboard, vinyl floor covering, glazed window to side and door to side garage.

A staircase leads from the reception hall to a first floor landing from which radiate:-
Bedroom 1 (front) 15'11 into bay window x 12'0 (4.85m into bay window x 3.66m)
Two built-in double wardrobes with storage cupboards above, central heating radiator, wall mounted "Worcester" combination boiler and double glazed bay window.

Bedroom 2 (rear) 13'9 x 11'1 (4.19m x 3.38m)
Built-in double wardrobe with storage cupboard above, central heating radiator and double glazed window.

Bedroom 3 (rear) 10'3 x 8'1 min (3.12m x 2.46m min)
Central heating radiator and double glazed window.

Bedroom 4 (front) 7'11 x 8'0 min/10'8 max (2.41m x 2.44m min/3.25m max)
Built-in double wardrobe, central heating radiator and double glazed window.

Bathroom - 5'4 x 6'11 (1.63m x 2.11m)
Coloured suite in full height tiling providing pedestal wash hand basin, panelled bath with "Triton T80" electric shower and side screen. Built-in airing cupboard with slatted shelf, central heating radiator and obscure double glazed window.

Separate Toilet - 2'6 x 4'7 (0.76m x 1.4m)
Coloured low flush WC in half height tiling and obscure double glazed window.

Externally
Block paved driveway to front with parking for two vehicles.

Side Garage - 38'4 x 7'3 (11.68m x 2.21m)
Double doors to front, plumbing for a washing machine, window and door to rear garden.

Downstairs Toilet
Low flush WC and obscure glazed window.

To the rear of the property is a large private garden overlooking Holly Lodge High School College of Science, mainly laid to lawn with side footpath, patio area to the middle, mature trees, enclosed by privet hedgerow and panelled fencing. The garden includes the storage shed.

Tenure
The agents are advised that the property is Freehold, although they have not seen the legal documents to verify this. Confirmation should be obtained by reference to the title deeds.

Services & Apparatus
The agents have not tested any equipment, appliances, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The buyer should obtain confirmation from their solicitor, surveyor of qualified specialist contract.
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