

Barratt Last

ESTATE AGENTS

0121 776 5744



120 THE OVAL, SMETHWICK B67 6LF
OFFERS OVER £180,000

- Freehold Semi-Detached Residence
- Double Glazing
- Good Size Rear Garden
- NO ON-GOING CHAIN
- Three Bedrooms
- Upstairs Bathroom
- Some Modernization Required Hence Price

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



GROUND FLOOR

Front Entrance/Hallway

Central heating radiator, stairs with side handrail leading off to first floor.

Lounge

13'8" x 11'7" (4.19 x 3.55)

Double glazed window to fore, central heating radiator, 'Adam' style fireplace, 'coal effect' fire, understairs storage cupboard.

Kitchen/Dining Room

13'6" x 10'6" (4.14 x 3.22)

Fitted base and wall cupboards, roll edge work surfaces, single drainer sink, 'built-in' stainless steel oven and 4-ring gas hob unit, tiled splashback, central heating radiator, double glazed window to rear, store cupboard. Door to rear garden.

FIRST FLOOR

Landing

Side double glazed window, loft access.

Bedroom 1

11'4" x 9'11" (3.47 x 3.03)

Double glazed window to fore, central heating radiator.

Bedroom 2

10'8" x 10'4" (3.27 x 3.16)

Central heating radiator, double glazed window to rear.

Bedroom 3

8'2" x 7'2" (2.51 x 2.19)

Double glazed window to fore, 'built-in' clothes cupboard.

Bathroom

Fully tiled walls, panelled bath, pedestal wash hand basin, low flush W.C., over bath shower fitted, central heating radiator, double glazed window.

OUTSIDE

Gardens

Predominately paved to fore. gated side access to good size rear garden with patio, lawn, shrubs, outside W.C.

ADDITIONAL INFORMATION

Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

Council Tax - Band B - Sandwell Council.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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