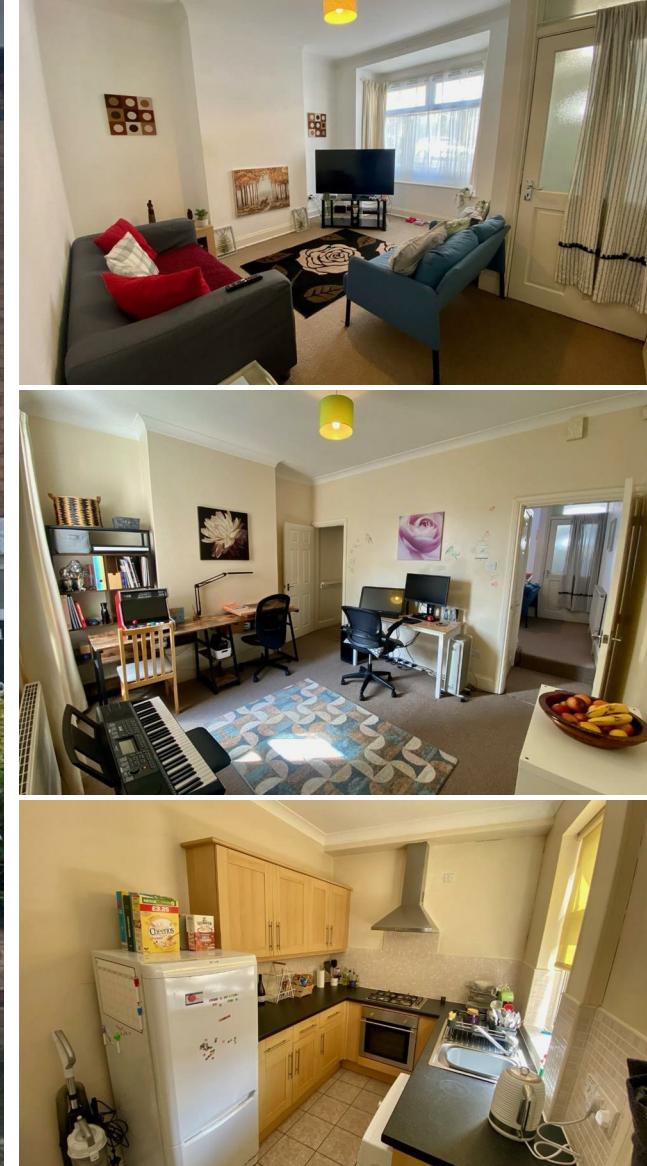




**Katherine Road, Smethwick**

Offers In The Region Of £200,000



**Tenure: Freehold**

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# Katherine Road, Smathwick

## DESCRIPTION

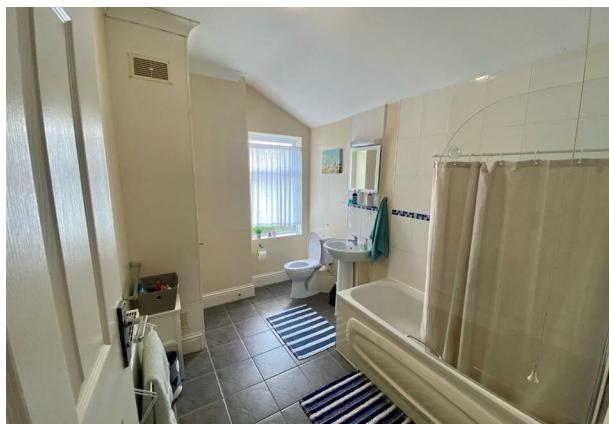
A superbly maintained two-bedroom mid terraced home, located close to Bearwood High Street, this Victorian property provides a combination of original features with a tasteful modern finish and offers convenient access to an array of amenities within close proximity. Being Sold with No Upward Chain.

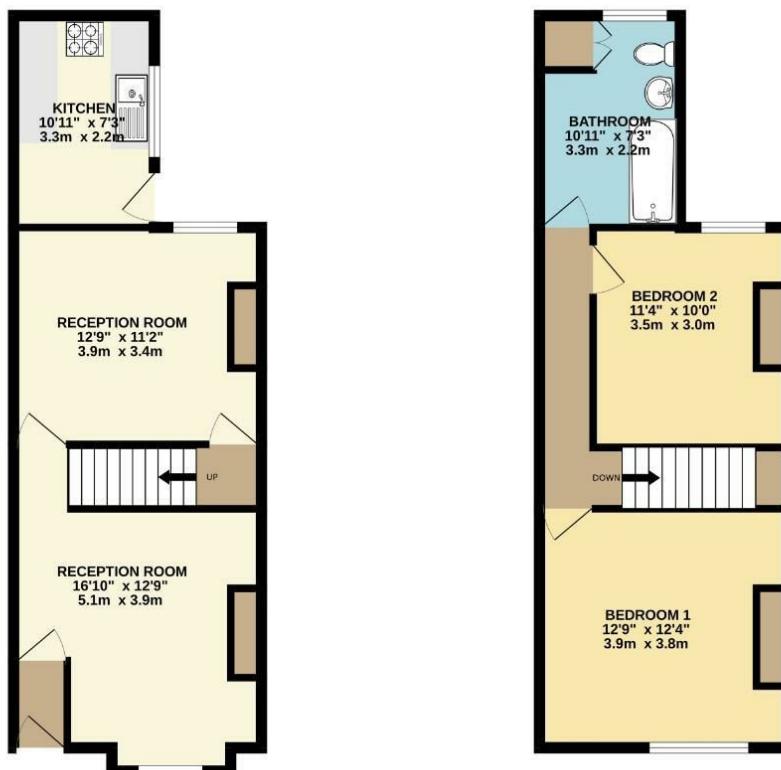
The internal accommodation includes traditional front and rear reception rooms with a separate breakfast kitchen to the rear of the property, complete with wall and base level units and complimentary work surfaces, integrated oven with a gas hob and extractor fan with space for all other freestanding appliances. Additionally to the ground floor is ample under stairs storage space as well as access to the rear garden.

The upstairs accommodation offers two spacious double bedrooms with high ceilings, the landing leads to the modern partly tiled bathroom which comprises over bath shower, W.C and a vanity sink unit.

To the rear of the property is a mature but relatively low maintenance garden with large patio area which captures plenty of sunshine.

The property is situated in an excellent location offering excellent access to both Bearwood and Harborne High Street which provide a fantastic array of high street shops, well known supermarkets and excellent eateries and gastro-pubs. The area is also ideal for access to Birmingham City Centre, Queen Elizabeth Medical Complex, City Hospital and the new Metropolitan Hospital with convenient transport links nearby. Warley Woods and Lightwoods Park also offer wonderful recreational facilities within reasonable distance of the property.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions and areas given are approximate only and no guarantee as to their operability or efficiency can be given.  
Mode with Metapack 02024

## Viewing

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email:

harborne@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	77		(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	59		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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