

112 Vicarage Road, Smethwick, B67 7AP



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Hicks Hadley

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****OFFERING A SPACIOUS HOME IN A CONVENIENT LOCATION****

Hicks Hadley are proud to present to the market this traditional mid terraced property in one of Smethwick's most convenient locations for good schools, amenities and much more, this home offers modern and spacious living. The property briefly comprises a front facing spacious reception room through to a great size dining room with access steps down to a large cellar space, to the rear of the property sits a modern re-fitted kitchen with access onto a deceptively large garden. On the first floor site two great size double bedrooms, one with a walk in shower room, a modern family bathroom and leading up to the second floor site another spacious double bedroom. This property further benefits from double glazing and gas central heating, viewing recommended.

Offers Over £220,000 - Freehold

Hicks Hadley



Lounge 13'1" x 11'3" (3.99m x 3.43m)

Double glazed bay style window fitted to the front elevation, Tall radiator fitted to the side elevation, electric fireplace wall mounted.

Dining room 13'1" x 12'3" (3.99m x 3.73m)

Partially glazed door with access to the rear garden, radiator fitted to the side elevation, Storage space and access steps to Cellar space.

Kitchen 10'0" x 6'7" (3.05m x 2.01m)

Double glazed window fitted to the rear and side elevation, glazed door fitted to the side elevation accessing to garden, Re fitted modern kitchen with ample unit space, five ring gas hob, integrated oven, tall radiator fitted to the inside elevation, stainless steel one bowl sink and drainer with fitted mixer tap, Worcester combi boiler wall mounted with wall unit housing, integrated under counter fridge fitted, integrated 'AEG' washing machine, spotlight style lighting fitted.

Cellar 12'9" x 11'7" (3.89m x 3.53m)

Landing first floor

Storage cupboards, access to family bathroom, bedroom two and bedroom three, radiator fitted to the side elevation.

Bedroom one 15'1" x 11'1" (4.60m x 3.38m)

Double glazed window fitted to the front elevation, Radiator fitted to the side elevation.

Second floor bedroom two 14'0" rhh x 11'1" (4.27m rhh x 3.38m)

Double glazed window fitted to the front elevation, radiator fitted to the side elevation.

Bedroom three 9'9" x 7'5" (2.97m x 2.26m)

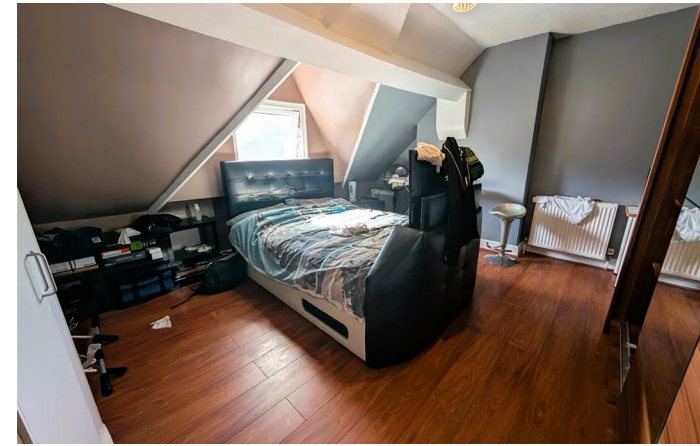
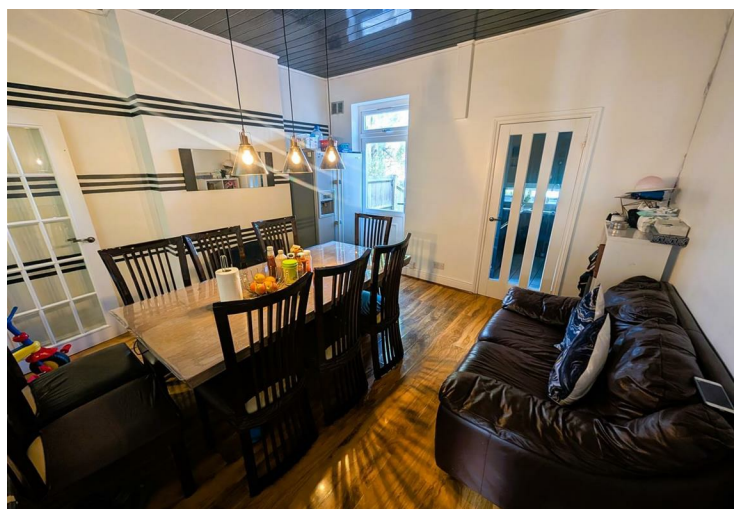
Double glazed window fitted to the rear elevation, radiator fitted to the side elevation.

Family bathroom

Privacy glazed window fitted to the rear elevation, chrome towel radiator fitted to the side elevation, corner bath tub fitted with mixer tap, partially tiled walls, low flush w.c fitted with sink.

En suite to Bedroom one

Walk in shower cubicle fitted with thermostatic shower wall mounted.



External

To the rear garden steps down to a deceptively long garden with a slabbed area and fencing around plot borders.

Agent notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)



Council Tax Band :A

EPC :D

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick build with tiled roof, All information has been provided by the vendor, please confirm details with a chosen solicitor.

