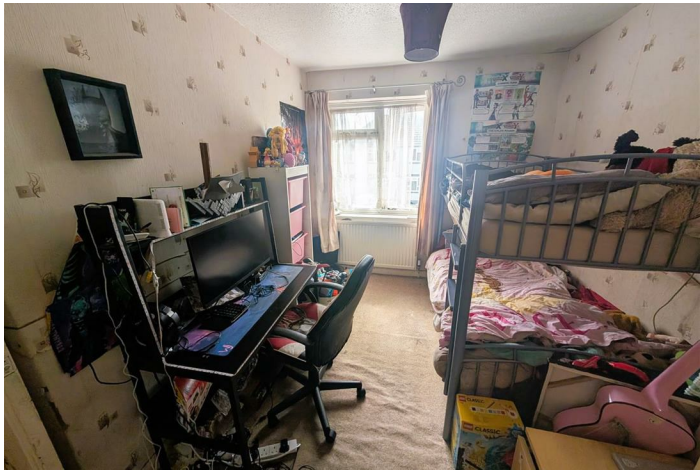
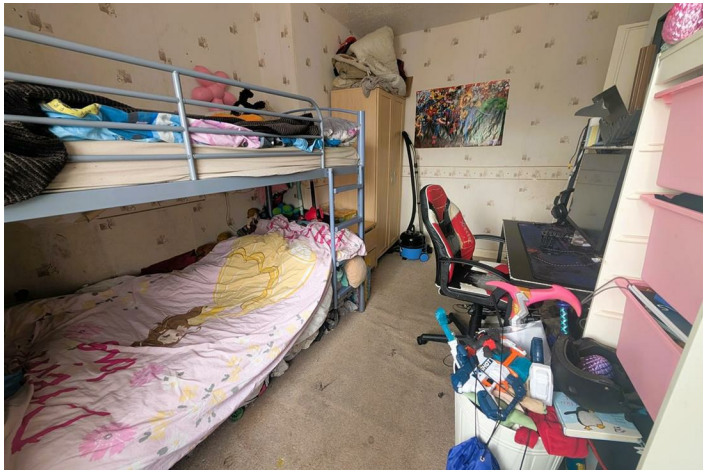


68 Mansion Crescent, Smethwick, B67 6QW



## 68 Mansion Crescent, Smethwick



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

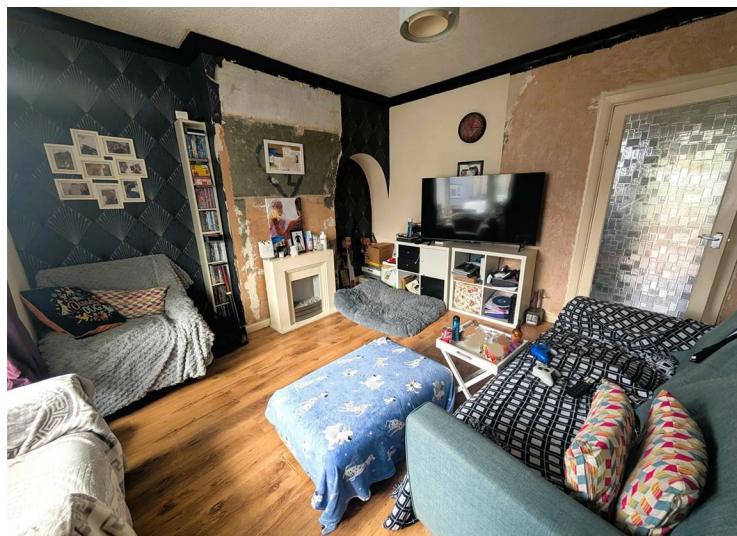
**\*\*PERFECT FOR YOUNG FAMILIES FOR INVESTORS\*\***

Hicks Hadley welcomes to the market a generous three bedroom terraced property located perfectly for transport links and local amenities. The property briefly comprises: A porch with canopy over, entrance hallway through to a spacious lounge, kitchen/dining room, ground floor w.c and plenty of storage space. the first floor sits three double bedrooms and a family bathroom. The property further benefits from off road parking and a spacious garden perfect for socialising. Double glazing and gas central heating fitted where specified.

Hicks Hadley

**Asking Price £190,000 - Freehold**





#### Porch

Double glazed half panels fitted with front door leading to entrance hallway.

#### Entrance hallway

Stairs leading to first floor and door leading to Lounge space.

#### Lounge 12'0"max x 11'9" (3.66mmax x 3.58m)

Double glazed bay style window fitted to the front elevation, radiator fitted to the front elevation, Coving throughout.

#### Kitchen/Dining room 12'1" x 9'8" (3.68m x 2.95m)

Double glazed window fitted to the rear elevation, Stainless steel sink and drainer fitted, partially tiled walls, ample unit space available along with two large storage cupboards, washing machine space and fridge freezer space too.

#### Ground floor W.C

Privacy glazed window fitted to the rear elevation, low flush W.C, radiator fitted to the side elevation.

#### Landing

Storage cupboard housing combi boiler (Worcester), Loft access above.

#### Bedroom one 13'2"max x 9'8" (4.01mmax x 2.95m)

Double glazed window fitted to the rear elevation, Radiator fitted to the rear elevation.

#### Bedroom two 11'9" x 8'4"max (3.58m x 2.54mmax)

Glazed window fitted to the front elevation, Radiator fitted to the front elevation.

#### Bedroom three 9'3"max x 8'7"max (2.82mmax x 2.62mmax)

Glazed window fitted to the front elevation, radiator fitted to the front elevation.

#### Family bathroom

Privacy glazed window fitted to the rear elevation, partially tiled walls, sink and bath tub fitted with thermostatic shower over head, radiator fitted to the inside elevation, four spot lights fitted.

#### External

To the front of the property side a block paved driveway with Bi folding gates opening in, a shared access pathway with a shared side access gate, To the rear of the property sits a large block paved space with brick wall and slabbed path and mature lawn with shed base and shed to the far end of the garden making for a great family space.

#### Agent Notes

All main services are connected . ( Gas/ Electric /

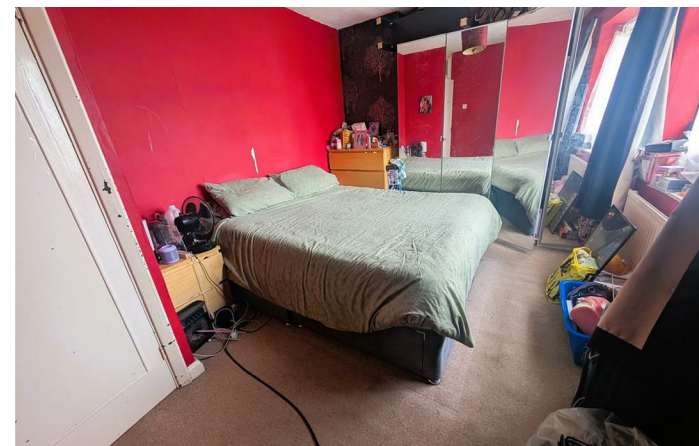


Water )

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 :TBC



Tenure Information :FREEHOLD

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

