

AP MORGAN



High Park Close, Smethwick
Asking Price £375,000

Features:

- Detached four bedroom family home
- Spacious lounge with bay window
- Generously sized separate dining room
- Substantial conservatory, ideal as a second living space or playroom
- Fitted kitchen with separate utility and additional counterspace
- Three double bedrooms plus a single, perfect for a growing family or home office
- Family bathroom
- Large garage, ideal for storage or a workshop
- Off street parking for multiple vehicles
- Low maintenance rear garden with laid lawn
- Handy outbuilding for extra storage or workspace

Description:

Four bedrooms. A garage big enough to actually use. And parking for the whole street.

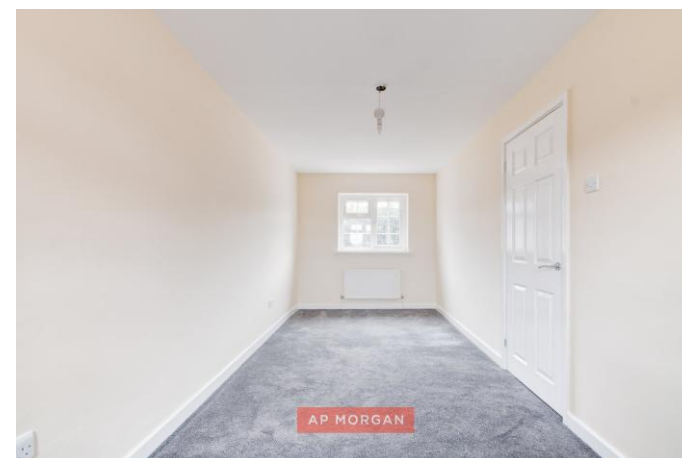
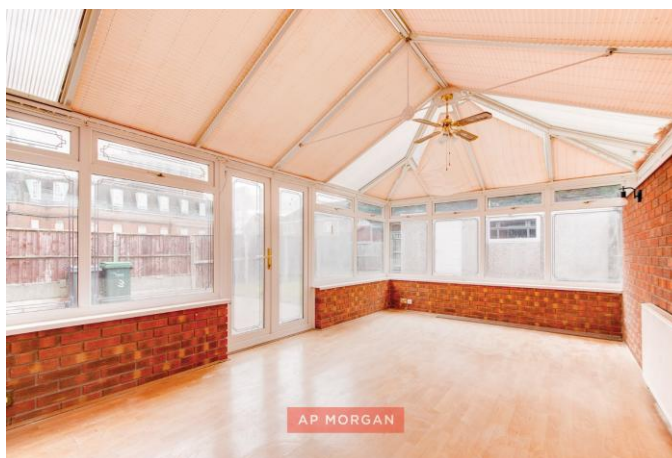
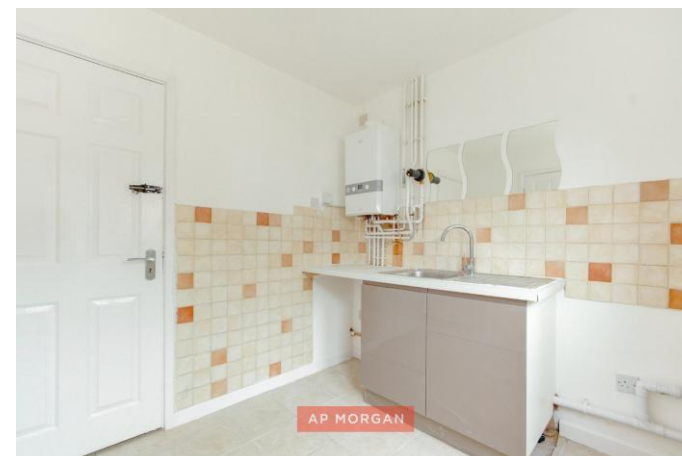
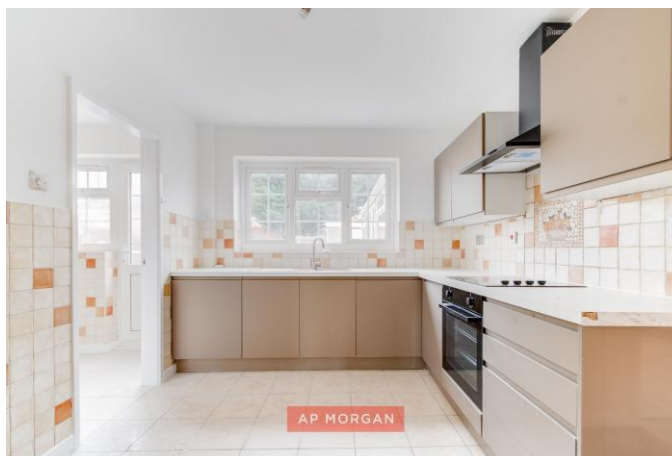
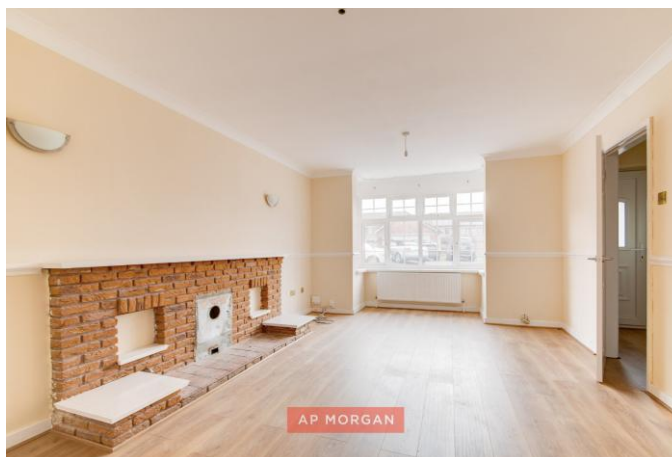
Space isn't always easy to find in Smethwick. This one has it in every direction. Set back from High Park Close with off street parking for multiple cars, this detached four bedroom home has been built for a family that needs room to breathe, room to grow, and room to park more than one car without the Tetris. Inside, a bay fronted lounge, a proper dining room, and a conservatory that stretches the living space right out towards the garden. It's the kind of home you can move into and simply live in.

Our agents say...

This is a house that works hard for a family. The lounge is a generous space, with a bay window that pulls in the light and gives the room a proper focal point. The dining room is big enough for Sunday lunches with everyone round the table, and the conservatory beyond gives you a second living space entirely, ideal for a playroom, a garden room, or just somewhere to sit with the doors open in summer.

The kitchen is fitted and functional, with a separate utility offering extra counterspace, so the day to day mess of family life has somewhere to go that isn't the kitchen worktop. Upstairs, three double bedrooms and a single give real flexibility, whether that's a growing family, a home office, or space for guests.

Outside, the garage is a proper size, not a token gesture, and works well for storage or as a workshop. The rear garden has been kept low maintenance with a laid lawn, so there's more time for enjoying it and less spent on it, plus an outbuilding that adds handy extra storage or workspace of its own.



If your family needs room to grow, get in touch and let's arrange a viewing.

Details:

Hall

Lounge 15'6" x 12'2" (4.72m x 3.7m) Both Max

Dining Room 10'11" x 9'11" (3.33m x 3.02m)

Kitchen 10'11" x 9' (3.33m x 2.74m)

Conservatory 18'6" x 11' (5.64m x 3.35m)

Utility 7'8" x 7'9" (2.34m x 2.36m)

Garage 16'8" x 7'9" (5.08m x 2.36m)

Landing

Bedroom One 11'8" x 11'10" (3.56m x 3.6m) Both Max

Bedroom Two 13'6" x 11'7" (4.11m x 3.53m) Both Max

Bedroom Three 18' x 7'9" (5.49m x 2.36m)

Bedroom Four 7'9" x 8'6" (2.36m x 2.6m)

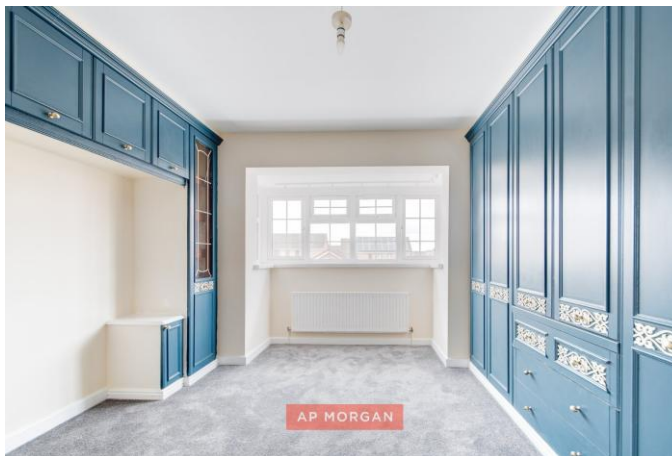
Bathroom 7'7" x 6'11" (2.3m x 2.1m)

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

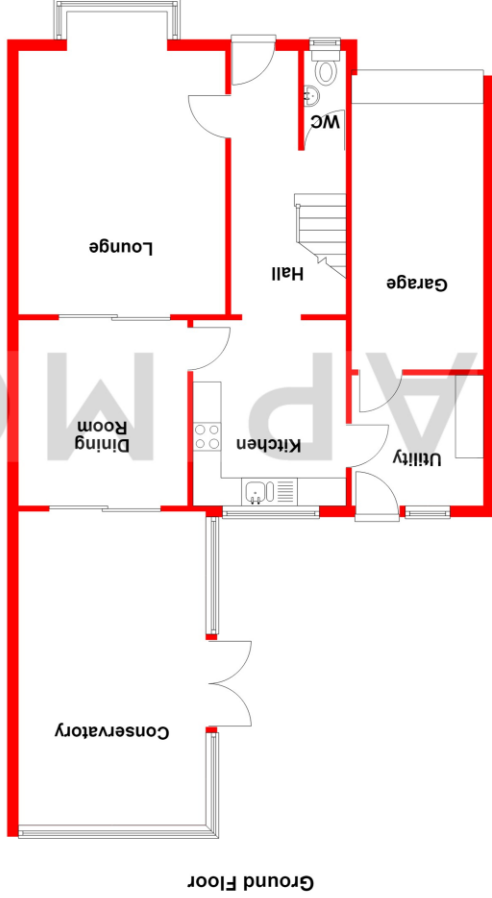
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

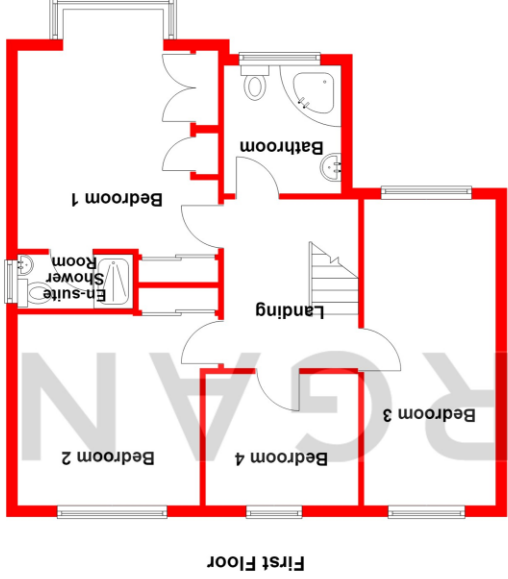
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor



First Floor

Total area: approx. 148.6 sq. metres (1599.8 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planlup.

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