



41 Crown Street  
Smethwick,  
West Midlands B66 4TA  
Guide Price £240,000

*...doing things differently*





"THREE FLOORS, FOUR BEDS" This well presented four bedroom family home simply must be viewed to be appreciated. Located a stones thrown from a play area and Shireland Hall Primary School, this modern three storey semi detached property offers quality accommodation throughout to include a welcoming entrance hall with doors leading to guest w.c., kitchen diner and lounge to rear, complete with French doors opening to a low maintenance garden. Two double bedrooms, a third single and contemporary house bathroom occupying the first floor, whilst on the top floor we find a fabulous master bedroom and en-suite shower room. In addition there is a garage to the side complete with driveway parking. Internal inspection is a must - don't delay, call today to arrange of viewing. PS 9/10/19 V1 EPC=C



**Lex Allan Grove loves...**  
the top floor master  
bedroom and en-suite











### Location

Smithwick is a small town in Sandwell historically in Staffordshire and is 4 miles west of Birmingham City Centre and borders West Bromwich and Oldbury to the north and west. The M5 runs along the west end of Smethwick passing over the two canals and a nearby railway. M5 junction 1 is accessible at West Bromwich whilst M5 junction 2 is accessible at Oldbury. Public transport is provided primarily by a local bus service including the ever popular No.11 Birmingham outer circle bus route. In addition there are also direct regular bus services to West Bromwich, Wolverhampton and beyond. In addition there are three operational railway stations providing regular local and some long distance services. Education services are provided by a host of schools ranging from primary to college.

### Approach

Via pathway to front with fore garden to side and main entrance door opening into reception hallway.

### Reception hallway

Composite main entrance door to front, stairs rising to first floor accommodation with under stairs store area, central heating radiator, timber effect laminate flooring, doors leading off to guest w.c., kitchen diner and lounge.

### Guest w.c.

Obscured double glazed window to front, central heating radiator, low level close coupled dual flush w.c., corner pedestal wash hand basin with mixer tap over and tiled splashback.









**Kitchen diner 9'2" x 14'1" excluding bay (2.8 x 4.3 excluding bay)**

Double glazed bay window to front, further double glazed window to side, central heating radiator, range of cream coloured wall mounted and base units with work surface over incorporating a one and half bowl stainless steel sink and drainer with mixer tap over, integral electric oven and four burner gas hob with stainless steel splashback with extractor hood over, space and plumbing for washing machine and dishwasher, timber effect laminate flooring.

**Lounge 16'0" x 11'5" (4.9 x 3.5)**

Double glazed window to rear, further double glazed French doors to rear giving access to garden, two central heating radiators, timber effect laminate flooring.

**First floor landing**

Having stairs rising to second floor accommodation, airing/store cupboard housing hot water cylinder, built in store cupboard and doors radiating to three bedrooms and house bathroom.

**Bedroom two 9'2" x 13'1" (2.8 x 4.0)**

Double glazed window to front, central heating radiator.

**Bedroom three 9'2" x 12'9" (2.8 x 3.9)**

Double glazed window to rear, central heating radiator.

**Bedroom three 6'6" x 7'2" (2.0 x 2.2)**

Double glazed window to rear, central heating radiator.

**House bathroom 6'6" x 5'6" (2.0 x 1.7)**

Obscured double glazed window to front, central heating radiator, white suite comprising of panelled bath with shower mixer tap and further gas powered shower over, low level dual flush w.c., pedestal wash hand basin with mixer tap over, tiling to splashback areas, wall mounted extractor fan.

**Second floor landing**

Cupboard housing wall mounted boiler, door leading to master bedroom suite.

**Master bedroom 12'1" max 7'2" min x 22'3" (3.7 max 2.2 min x 6.8)**

Double glazed dormer style window to front, further double glazed skylight to rear, two central heating radiators, built in double wardrobe and further store cupboard and door leading to en suite shower room.

### En-suite shower room 7'2" x 8'6" (2.2 x 2.6)

Double glazed skylight to rear, central heating radiator, shower enclosure with shower over and tiled splashbacks, pedestal wash hand basin with mixer tap over, low level dual flush w.c. further tiling to splashback areas and vinyl flooring.

### Rear garden

Low maintenance rear garden comprising of slabbed areas with bed to side housing a variety of plants, timber fencing to enclose and door to side leading to side garage.

### Garage 9'2" x 18'8" (2.8 x 5.7)

Being of brick built construction and having metal up and over door to front and composite double glazed door to side.

### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to

Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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