

# Grove.

FIND YOUR HOME



73 Katherine Road  
Smethwick,  
West Midlands  
B67 5QY

Offers In The Region Of £240,000



In Smethwick, Katherine Road presents a charming terraced house that is perfect for those seeking a comfortable and modern home. Situated in a sub-urban community, this home is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those who value accessibility. The terraced design adds to the character of the property, while the surrounding area offers a blend of urban convenience and suburban charm.

The property comprises of an entrance hall, lounge, understairs storage, dining room, kitchen, two bedrooms and family bathroom. The garden offers patio, lawn and outhouses.

Whether you are a first-time buyer or looking to invest in a rental property, this terraced house on Katherine Road is a wonderful opportunity not to be missed. With its appealing features and prime location, it is sure to attract interest from a variety of potential homeowners. EPC=D







#### Approach

Via slabbed path with stone chipping borders and brick wall to front leading to front door giving access into entrance hall.

#### Entrance hall

Cupboard housing fuse box and gas meter, door into inner hall having feature archway, central heating radiator and doors to lounge, under stairs storage cupboard and dining room.

Lounge 14'1" max 12'1" min x 9'10" max 9'2" min (4.3 max 3.7 min x 3.0 max 2.8 min)

Ceiling rose, coving to ceiling, double glazed bay window to front, feature fireplace, central heating radiator.

Dining room 13'5" max 12'5" min x 11'1" (4.1 max 3.8 min x 3.4)

Ceiling rose, coving to ceiling, double glazed window to rear, feature gas fire, door into kitchen and door to stairs, central heating radiator.

Kitchen 7'2" x 12'1" (2.2 x 3.7)

Double glazed window to side, double glazed door to side to rear garden, wall and base units with square top surface over, integrated oven, gas hob, extractor fan, one and a half bowl sink with mixer tap and drainer, splashback tiling to walls, integrated microwave, space for washing machine, central heating radiator, integrated fridge freezer.





#### First floor landing

Doors to bedrooms and bathroom,

#### Bathroom

double glazed obscured window to rear, cupboard housing central heating boiler, space for tumble dryer, low level w.c., vanity style wash hand basin with mixer tap, shower with monsoon head over, tiling to walls, vertical central heating towel rail.

Bedroom one 14'1" min 15'5" max x 12'5" (4.3 min 4.7 max x 3.8)

Double glazed window to front, central heating radiator, coving to ceiling and ceiling rose, panelling to walls.

Bedroom two 11'1" min 12'5" max x 11'1" (3.4 min 3.8 max x 3.4)

Double glazed window to rear, central heating radiator, ceiling rose, coving to ceiling, panelling to walls, built in storage cupboard with loft access.

#### Rear garden

Slabbed patio area with two outbuildings with w.c. and outside tap, gate to side giving access to front, lawn area with beds either side housing a variety of different shrubs and hedges, to the rear of the garden is a further slabbed patio area.

#### 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.

#### Council Tax Banding

Tax Band is

#### 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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

#### 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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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