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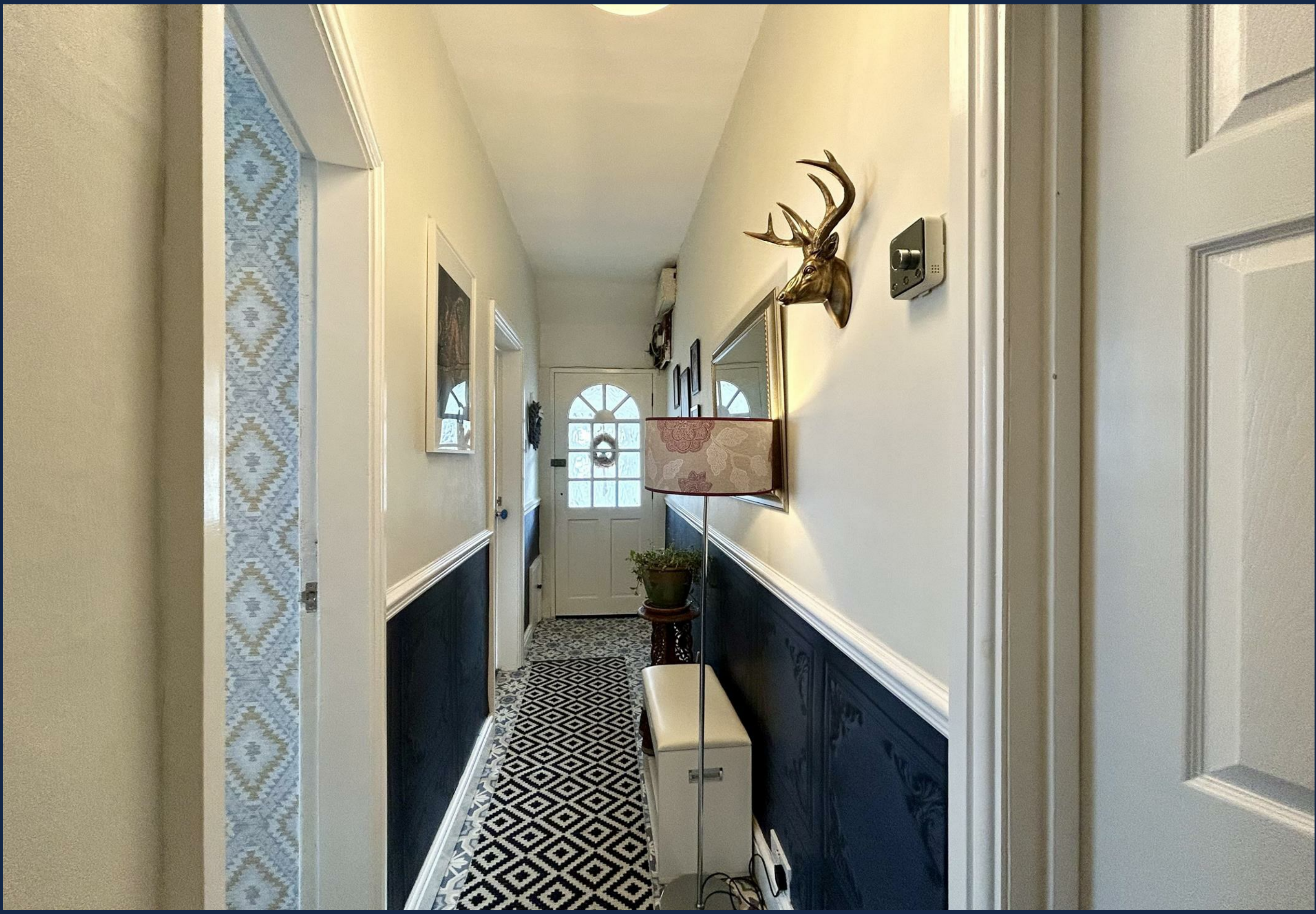
FIND YOUR HOME

12 Monmouth Road
Smethwick,
West Midlands
B67 5EE

Offers In The Region Of £425,000



Located on the desirable Monmouth Road in Bearwood, this detached bungalow offers a generous garden and exciting potential for future expansion (subject to planning permission). Its prime setting provides excellent access to transport links and well-loved local amenities, including Lightwoods Park and Warley Woods. With its peaceful surroundings and practical layout, the property is ideally suited to retirees, families, or anyone seeking a comfortable home within a friendly neighbourhood.

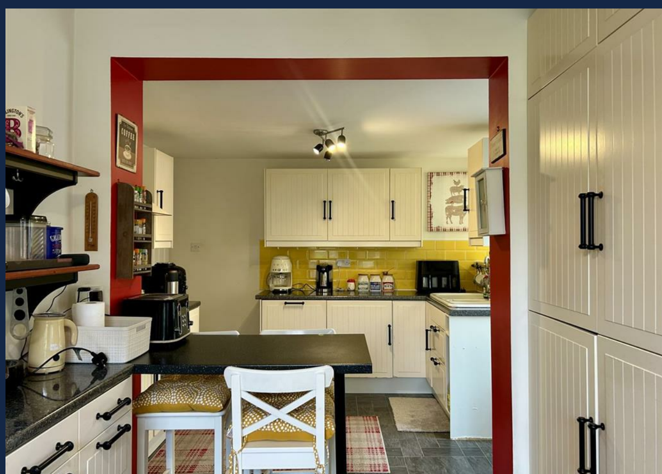
The bungalow is approached via a block-paved driveway with secure gates, opening onto a sloped courtyard in front of the garage. Steps lead to two entrances - the veranda and the main entrance porch. Inside, the central entrance hall connects you to the front reception room, kitchen-diner, family bathroom and three bedrooms. The kitchen features integrated appliances and opens into both the veranda and the rear reception room, the latter offering lovely views over the garden. From the lounge, stairs provide access to the loft room, which presents further potential for development into an additional bedroom (subject to planning permission). The garden itself is a standout feature, offering ample space for outdoor enjoyment, and the garage can also be accessed directly from the garden.

This property is a true gem, combining space, convenience and future possibilities in a sought-after location. Contact our office today to arrange your viewing. JH 19/11/2025 V1 EPC=C


BOB DYLAN










Approach
Via a block paved driveway with gated side passage to the garage, steps to front door and side verandah. Double glazed obscured front door leads into entrance porch.

Porch
Double glazed windows to front, obscured door to entrance hall.

Entrance hall
Dado rail, doors to three bedrooms, bathroom, kitchen diner and lounge, under stairs storage/pantry, central heating radiator.

Reception room one 14'9" min 17'0" max x 11'1" max 10'2" min (4.5 min 5.2 max x 3.4 max 3.1 min)
Double glazed bay window to front, central heating radiator, multi fuel log burner with feature open brick surround, dado rail.

Kitchen diner 20'11" x 10'2" (6.4 x 3.1)
Double glazed window to rear, double glazed obscured door into the verandah, wall and base units with roll top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, integrated washing maching, integrated fridge freezer, central heating boiler, breakfast bar, door to rear reception, double glazed window facing the verandah.


THE DOGGIE TAXI SERVICE

Rear reception room 11'1" x 14'9" (3.4 x 4.5)
Double glazed window to rear, central heating radiator, coving to ceiling, dado rail, feature fire with surround, door to stairs to loft room.

Loft room 15'5" x 12'5" (4.7 x 3.8)
Window to rear, eaves storage and power.

Bedroom one 9'6" x 12'1" (2.9 x 3.7)
Double glazed bay window to front, central heating radiator, picture rail.

Bedroom two 9'10" min 12'5" max x 11'1" max 9'10" min (3.0 min 3.8 max x 3.4 max 3.0 min)
Double glazed window to side, central heating radiator, picture rail.

Bedroom three 9'6" x 11'9" (2.9 x 3.6)
Double glazed window to side, central heating radiator, coving to ceiling.

Rear garden
Slabbed patio area with raised stone chipping borders, lawn to the rear, shed and space for greenhouse, feature pond, door to garage.

Garage 9'2" x 18'8" (2.8 x 5.7)
Having window to side, power and door to courtyard.

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 you 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.

TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.
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.
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