

Grove.

FIND YOUR HOME



77 Old Chapel Road
Smethwick,
West Midlands
B67 6HU

Offers In The Region Of £220,000



On Old Chapel Road in Smethwick, this terraced house presents excellent opportunity for first-time buyers. The location offers easy access to local shops, schools, and transport links, making it an ideal choice for those seeking a balance lifestyle.

In brief, the property comprises of a driveway, shared access to the garden, entrance hall, a through reception room, under stairs storage, kitchen, utility/store, landing, three bedrooms, family bathroom and airing cupboard. The garden is astro-turf and patio.

With its inviting layout and practical amenities, this property is a must-see for anyone looking get on the property ladder in Smethwick. JH 20/06/2025 V1 EPC=D







Approach

Via concrete driveway with stone chipping borders, pathway leading to double glazed obscured front door giving access into entrance hall.

Entrance hall

Central heating radiator, fuse box to wall, stairs to first floor and door into through lounge, diner and kitchen area.

Through lounge diner 22'7" x 10'9" min 11'9" max (6.9 x 3.3 min 3.6 max)

Lounge area

Double glazed bay window to the front, central heating radiator, dado rail, electric fireplace with surround, coving to ceiling, arch into dining area.

Dining area

Door to under stairs storage, dado rail, door to rear porch, archway to kitchen.

Kitchen 6'6" x 8'10" (2.0 x 2.7)

Double glazed window to rear, double glazed obscured door to side, wall and base units with square top surface over, splashbacks to walls, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, space for dishwasher and integrated microwave.

Rear porch

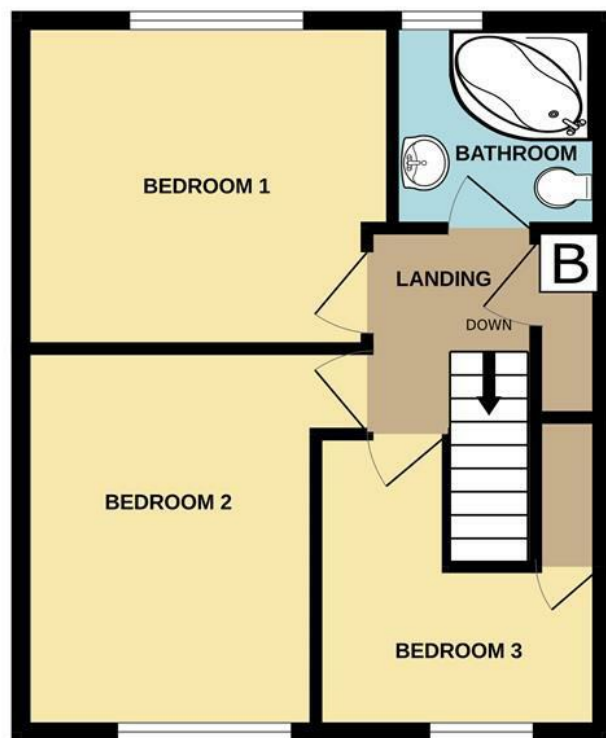
Double glazed obscured window to rear, entrance to utility/store.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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.
Made with Metropix ©2025

Utility/store 4'7" x 2'7" (1.4 x 0.8)

Double glazed obscured window to rear, space for washing machine and work surface over.

First floor landing

Having loft access being part boarded and having a double glazed skylight, access to bedrooms, family bathroom and airing cupboard housing central heating boiler.

Bathroom

Double glazed obscured window to rear, central heating radiator, w.c., corner bath with electric shower over, vanity style wash hand basin with mixer tap.

Bedroom one 10'2" x 10'2" (3.1 x 3.1)

Double glazed window to rear, central heating radiator.

Bedroom two 11'9" x 9'2" (3.6 x 2.8)

Double glazed window to front, central heating radiator.

Bedroom three 22'11" max 3'11" min x 8'10" max 4'11" min (7.0 max 1.2 min x 2.7 max 1.5 min)

Double glazed window to front, storage cupboard.

Rear garden

Slabbed patio area, pathway to further patio at rear, astro turf lawn, Wendy House and outdoor tap, gate to shared side access.

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.