

Jacmar Crescent, Smethwick, B67 7LE  
Offers In The Region Of £275,000  
Council Tax Band: C



Nestled in the charming neighbourhood of Jacmar Crescent, Smethwick, this delightful 1930s house offers a perfect blend of character and modern living with this spacious family home features two inviting reception rooms, ideal for both relaxation and entertaining guests.

With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. The property also boasts a conveniently located bathroom, ensuring comfort and practicality for everyday living and a separate guest toilet downstairs.

The surrounding area is known for its excellent schools, making it an ideal choice for families seeking a nurturing environment for their children. The community is friendly and welcoming, providing a safe and enjoyable atmosphere for family life.

This home is not just a property; it is a place where memories can be made. With its generous living space and proximity to local amenities, it presents a wonderful opportunity for those looking to settle in a vibrant family area. Whether you are a first-time buyer or looking to upsize, this house on Jacmar Crescent is sure to meet your needs and exceed your expectations.



**The Hive Sankey Street, Warrington, WA1**

**1XG**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	