



The Saddles

Smethwick

B66 3DJ

Offers Over **£140,000**

Gallery One-Bedroom

First Floor Apartment

Allocated Parking Space

Long Leasehold Interest



Property Description

DESCRIPTION James Laurence is pleased to bring to the market a beautiful 700 Sq. Ft. one-bedroom apartment, located within a stunning, Grade II listed building, boasting an abundance of light throughout and beautiful original features, such as high ceilings and exposed brickwork. The standout feature is the welcoming and spacious gallery bedroom complete with skylight windows, boasting ample area for wardrobes and home office if needed, whilst overlooking the living area making for a fantastic open and fluid feel. Conveniently located, with the luxury of an allocated parking space. Offered with no upward chain and suitable for first-time buyers and investors.

AREA Located within easy reach of Smethwick Rolfe train station offering professionals the best of both worlds, with just a 10 minute commute into the city and in a convenient location itself, close to retail parks and recreational areas such as Victoria Park Lake set to the rear of development.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Leasehold

Services: All mains' services are connected to the property.

Local Authority: Sandwell Metropolitan Council

Floor Layout



Total approx. floor area 700 sq ft (65 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Edgbaston Branch

0121 4565454

edgbaston@jameslaurenceuk.com

5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements