

## Why use S J Smith Estate Agents? Here's some of our reviews to tell you why!

Hours: 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.  
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**Saiid Abbasi**

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



**Abigail P**

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



**Robert Boyce**

Great service from Amir and the team! We tried to sell through an online agent with no success..... We signed up with SJSmith and then 3 days later we had an offer! Highly recommend!



**Lincoln Williamson**

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



**Katie Jameson**

Great service, kept up to date throughout the whole process as the first time selling a home.

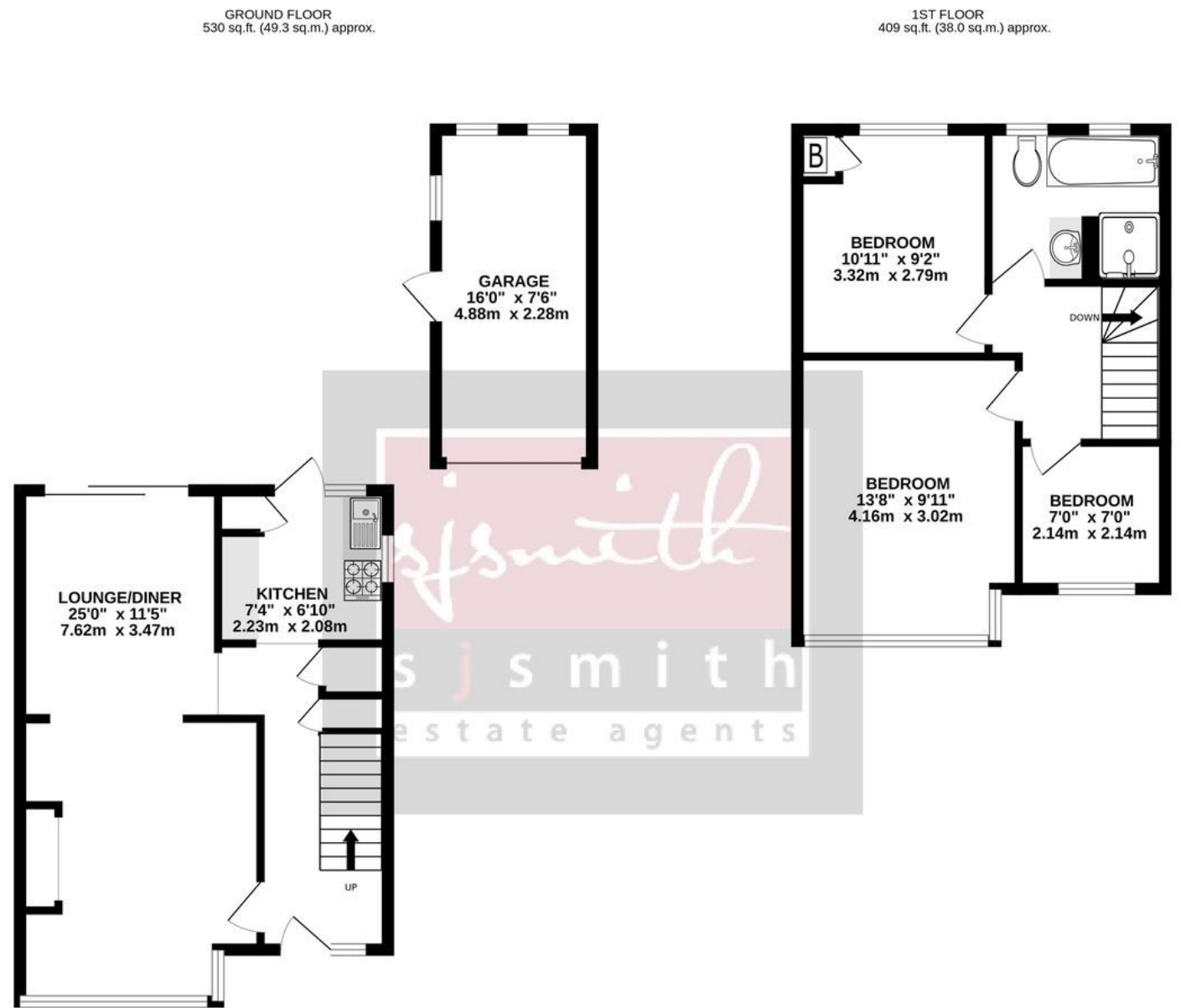


**Louise Cambray**

We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!



- **STUNNING CONDITION THROUGHOUT**
- **PLANNING APPROVED FOR A 6 METRE GROUND FLOOR EXTENSION**
- **REPLACED DOUBLE GLAZING**
- **NEW FRONT DRIVEWAY WITH PARKING FOR SEVERAL CARS**
- **RE-WIRED IN LAST 5 YEARS & INCLUDES POINTS IN THE LOFT, GARDEN & GARAGE**
- **UPDATED BOILER SYSTEM AND PIPEWORK**
- **100FT REAR GARDEN**
- **GARAGE TO THE REAR WITH SERVICE ROAD ACCESS**
- **RE-FITTED KITCHEN AND BATHROOM**
- **EPC RATING BAND C**



A stunning three bedroom terraced family home which has major improvements in the recent years by the current owners and is now presented in excellent condition throughout with a large driveway and 100ft rear garden.

Further benefits include: a new front door leads into the attractive entrance hall with panelled walls and re-plastered ceilings throughout along with replaced flooring on both floors. There is a modern fitted kitchen and a bright and spacious bay fronted through lounge diner with feature TV and fire unit and its about 25ft in length with access from both this and the kitchen into the garden.

On the first floor there are two good size double bedrooms, a single third bedroom and a superb four piece re-fitted bathroom suite with LED mirror cabinet, walk-in shower cubicle and separate bath and WC.

The property also has downlighting throughout with re-plastered walls and ceilings, new carpet on the stairs, landing and first floor, fitted louvered shutters on all the windows which are all replaced UPVC double glazed units. Externally the property enjoys a large block paved driveway allowing parking for several cars to the front, and an excellent 100ft rear garden with power running down the garden and also into the detached single garage which is accessed via a service road to the rear.

There is also planning granted for a 6 metre ground floor extension with plans available upon request. **PLANNING REFERENCE 23/01390/PDH**

