



James *J* LaurenceTM
Sales and Lettings

43, THE SADDLES, CROCKETTS LANE, SMETHWICK, B66
3DJ
ASKING PRICE OF £160,000





A beautiful one bedroom duplex apartment is located within a stunning, Grade II listed converted building, boasting an abundance of light through large picture window and beautiful original features such as high ceilings and exposed brickwork.

The stand out feature is the welcoming and spacious gallery bedroom complete with skylight windows, boasting ample area for wardrobes and indeed home office area if needed whilst overlooking the living area, making for a fantastic open and fluid feel. the luxury of **ALLOCATED PARKING INCLUSIVE**. Offered with no upward chain.

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 but in a convenient location itself, close to retail parks and recreational areas such as Victoria Park Lake set to the rear of development.



GROUND FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.1 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
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