



# The Saddles

Smethwick

B66 3DJ

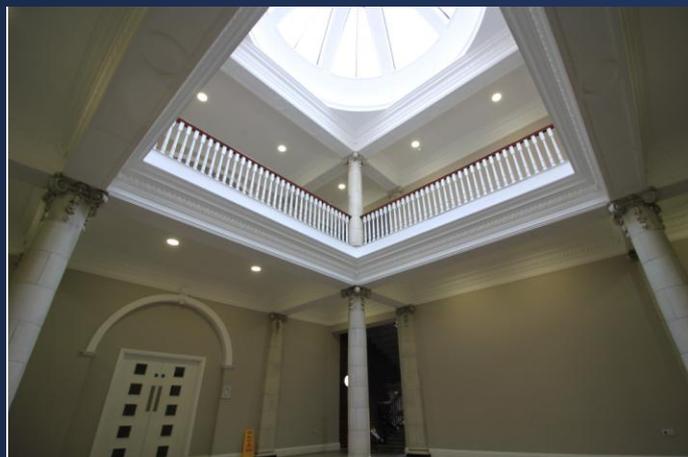
Offers Over **£150,000**

*Gallery One-Bedroom*

*First Floor Apartment*

*Allocated Parking Space*

*Long Leasehold Interest*

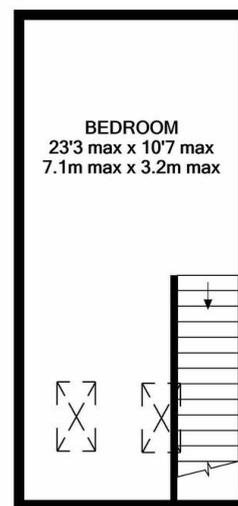
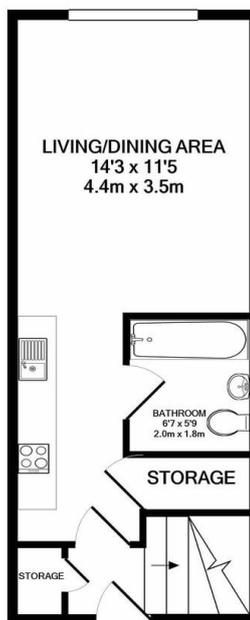


### Property Description

*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.

*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.

### Floor Layout



1ST FLOOR  
APPROX. FLOOR  
AREA 245 SQ.FT.  
(22.8 SQ.M.)

GROUND FLOOR

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(11-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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*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