

3 Bed Terraced In Addenbrooke Road Smethwick, Smethwick, B67 6HS £230,000





## SHORT DESCRIPTION

Property Ref: 16721 Mid Terrace property in a very popular area of smethwick. Features include 3 bedrooms, central heating, double glazing, private rear garden. Freehold. No chain. Suit FTB or BTL Property Type: Terraced Full selling price: £230000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: A EPC rating: D Measurement: 871.877 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free:Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	81 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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