



**Kinsey Road  
Smethwick  
West Midlands  
B66**

**Offers in Excess of £115,000**

**bettermove**

# Kinsey Road Smethwick

Bettermove are proud to present this 2 bedroom flat in Smethwick, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and electric heating throughout, with allocated parking available.

The council tax band is B.

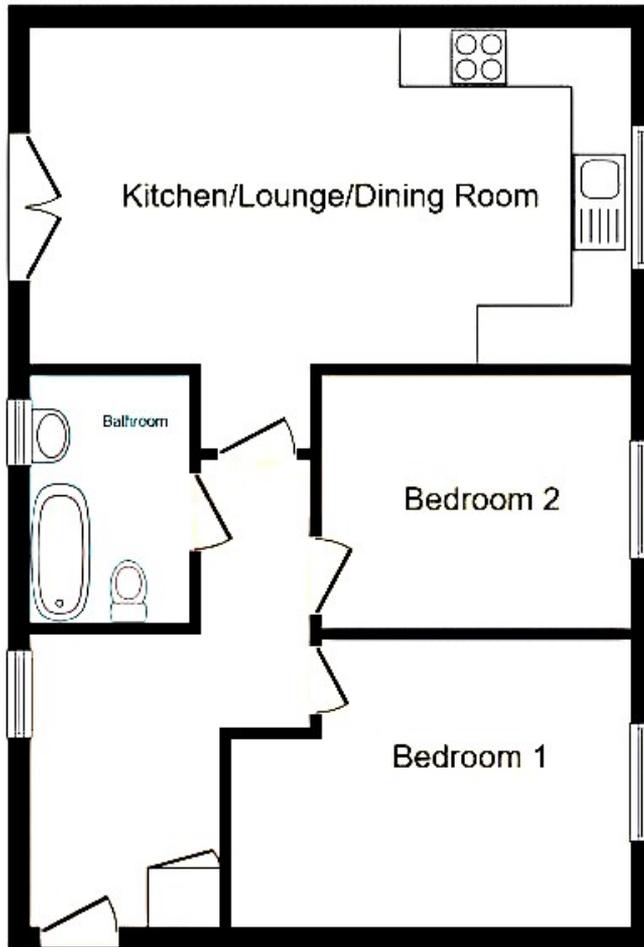
This is a leasehold property with 109 years remaining on the lease; the ground rent is £200.00 per annum, and the service charge is £2,064.00 per annum.

The interior of this well presented, top floor property comprises a spacious, open-plan living/dining/kitchen area, two double bedrooms, and a family bathroom.

Located in the popular town of Smethwick, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and an 8 minute walk to The Midland Metropolitan University Hospital. Excellent transport links can be found from Smethwick Rolfe Street Train Station, a variety of local bus routes, and quick access to the M5.

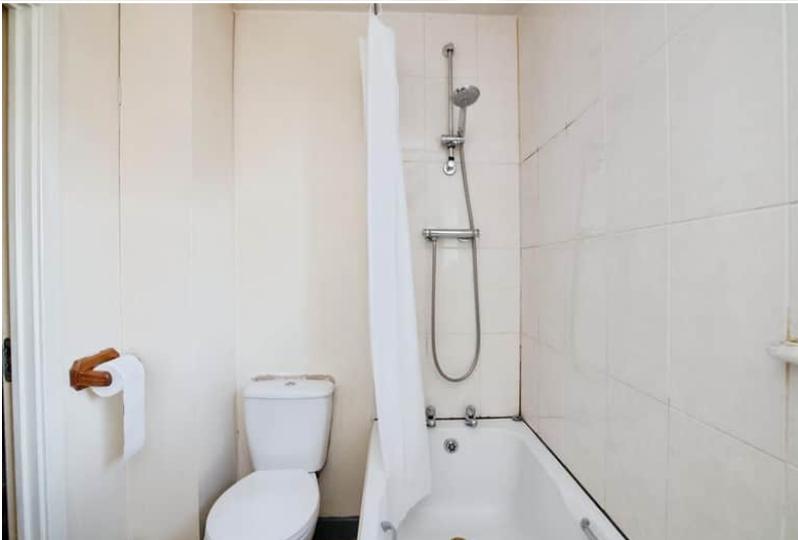
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 



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