



56 Smithy Lane, Wilnecote  
£175,000





**\*\* For Sale With Next Place Property Agents To Investors Only \*\* Sold With Tenant In Situ \*\* Rental Income Of £725pcm \*\* Two Double Bedrooms \*\* Popular Location \*\* Easy To Maintain Rear Garden \*\* Council Tax Band B \*\* EPC Rating D \*\***  
Council Tax band: B

Tenure: Freehold

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**GROUND FLOOR**

**Living Room**

**Dining Room**

**Kitchen**

**FIRST FLOOR**

**Landing**

**Bedroom 1**

**Bedroom 2**

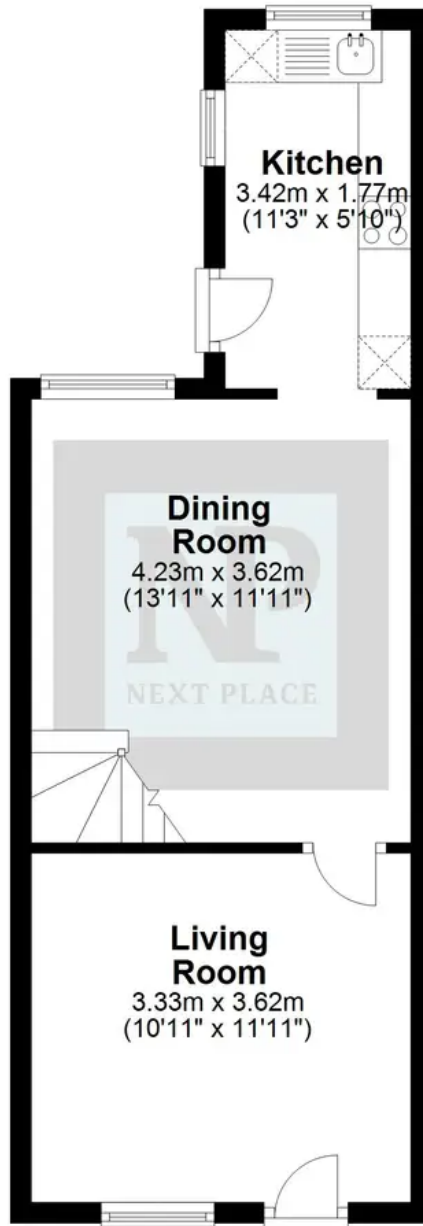
**Bathroom**





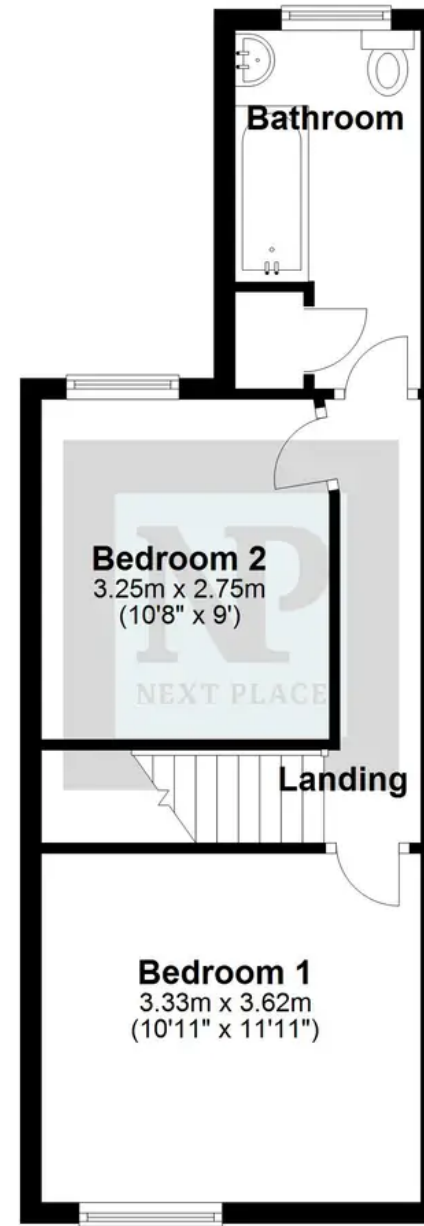
## Ground Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



## First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 68.0 sq. metres (732.0 sq. feet)

Not to scale  
Plan produced using PlanUp.





## Next Place

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