

For Sale

£300,000 Freehold



Bearwood Road Smethwick B66 4HT

Prime Properties in Smethwick!

Discover outstanding homes in the vibrant heart of Smethwick, brought to you by Connells Bearwood. Perfect for families and investors alike. Act fast – these opportunities are in high demand and won't be available for long!

- Energy Rating: C
- SEMI-DETACHED
- FOUR BEDROOMS
- DRIVEWAY
- LOCAL AMENITIES

Property Details

Ground Floor

Reception Room

The first reception room exudes warmth and elegance, featuring soft cream walls paired with rich oak-effect laminate flooring for a stylish contrast. A large double-glazed front-facing window floods the space with natural light, enhancing its bright and airy feel. A charming fireplace serves as a focal point, adding character and comfort. Vibrant purple curtains introduce a bold splash of colour, giving the room a contemporary touch.

Dining Room

Continuing the colour scheme, the dining room has cream walls and oak-coloured laminate flooring. Another fireplace is featured within the room. This room has access to the garden through patio doors to the rear. These also create lots of natural light.

Kitchen

This fitted galley kitchen is made up of brown frontals. This contrasts nicely to the white tiled flooring and backsplash. There is space for a free-standing washing machine, allowing for convenience. A double-glazed window is located behind the sink.

Bathroom

This downstairs bathroom contains beige tiles along the floor and walls. There is a bathtub with overhead shower. A window is located at the side of the room.

First Floor

Bedroom One

This double bedroom is located at the front of the property, with a large window overlooking the street view. This room is decorated with white walls with a contrasting red carpet. Pairing nicely, this room contains matching red curtains. A radiator and ceiling light port can be found.

Bedroom Two

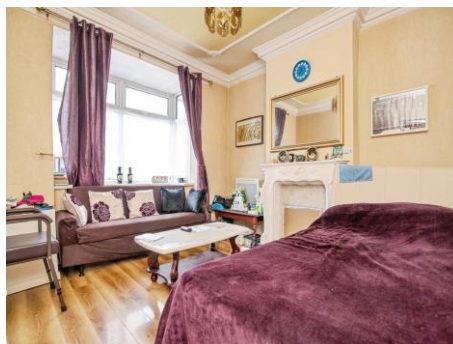
This second bedroom has a window to the rear, overlooking the garden and allowing in lots of natural light. The room is dressed in a dark carpet. A ceiling light port can also be found.

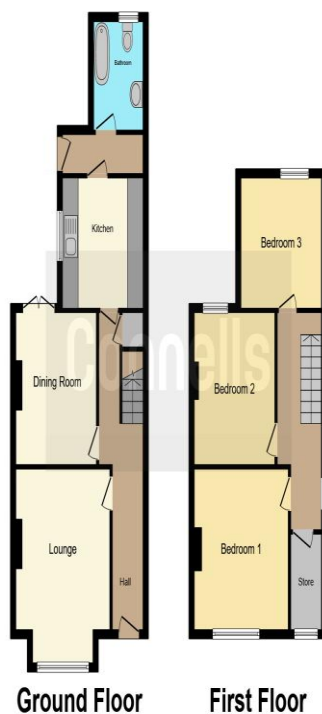
Bedroom Three

The double bedroom, has contrasting pale walls to the brown carpet. There is a window to the rear of the property, overlooking the garden.

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
 SMETHWICK B66 4AP

Property Ref: BEA312443 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: A

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk