

For Sale

offers over **£280,000** Freehold



Bearwood Road Smethwick B66 4LT

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- Energy Rating: C
- THREE BEDROOMS
- TRANSPORT LINKS
- LOCAL AMENITIES
- TWO RECEPTION ROOMS

Property Details

Ground Floor

Entrance Hallway

Enter through the porch into a well-lit entrance hall with a ceiling light, radiator, and a handy storage cupboard. Stairs rise to the first floor.

Reception Room

The reception room features a double-glazed bay window at the front, allowing plenty of natural light. It has a ceiling light point, laminate flooring, and a radiator for warmth.

Dining Room

The dining room boasts double-glazed patio doors that open to the rear, filling the space with natural light. It features a ceiling light point, laminate flooring, and a radiator for comfort.

Kitchen

The kitchen is well-equipped with a range of fitted wall and base units, a sink with a drainer and mixer tap, and a double-glazed window to the side. It features spotlights, a cooker hood extractor, plumbing for a washing machine, tiled walls and floor, a radiator, and a central heating boiler.

Shower Room

The downstairs shower room includes a shower cubicle, hand wash basin, and W.C. It features tiled walls, a radiator, and a ceiling light point.

Garden

The private garden is fully paved, providing a low-maintenance outdoor space. It includes a shed for additional storage.

First Floor

Landing

The first floor landing features a ceiling light point, radiator, and a storage cupboard.

Bedroom One

Features double-glazed windows to the front aspect, a radiator, a ceiling light point, and a carpeted floor.

Bedroom Two

Features a double-glazed window to the rear aspect, a radiator, a ceiling light point, and a carpeted floor.

Bathroom

Includes a bath with an overhead shower, a hand wash basin, and a W.C. It features an obscured double-glazed window to the side, tiled walls, a radiator, and a ceiling light point.

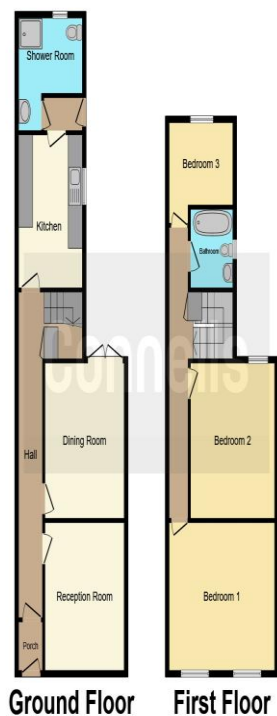
Bedroom Three

Features a double-glazed window to the rear aspect, a radiator, a ceiling light point, and a carpeted floor.

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.





To view this property please contact Connells on

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 SMETHWICK B66 4AP

Property Ref: BEA312126 - 0007

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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

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.

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