

For Sale

£245,000



Cheshire Road Smethwick B67 6DL

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Ground Floor

Entrance Hallway

This area features a ceiling light point, a storage cupboard, and a radiator.

Reception Room

This room features a double-glazed bay window to the front aspect, laminate flooring, a ceiling light, and a radiator.

Lounge

This space features a double-glazed window to the side aspect, laminate flooring, a ceiling light, a radiator, and stairs rising to the first floor.

Kitchen

This fitted kitchen includes a range of wall and base units, a sink with drainer and mixer tap, and two double-glazed windows to the side aspect. It features tiled flooring, part-tiled walls, spotlights, an integrated electric oven and gas hob, a cooker hood extractor fan, and a door leading to the rear garden.

Shower Room

This room includes a shower cubicle, hand wash basin, and W.C. It features an obscured double-glazed window to the side aspect, a ceiling light point, and a radiator.

First Floor

Bedroom One

This room features a double-glazed window to the front aspect, carpeted flooring, a ceiling light, and a radiator.

Bedroom Two

This room features a double-glazed window to the side aspect, carpeted flooring, a ceiling light, storage cupboard, and a radiator.

W.C

Features a W.C, hand wash basin, and ceiling light.

Bedroom Three

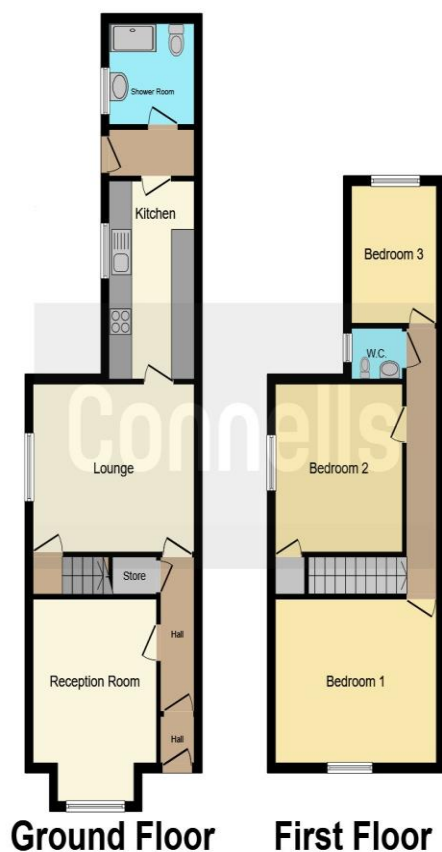
This room features a double-glazed window to the rear aspect, carpeted flooring, a ceiling light, and a radiator.

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

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 SMETHWICK B66 4AP

Property Ref: BEA312179 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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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